

# Lot 331 Taj Rise, Botanic Ridge, Vic 3977



## House For Sale

Sunday, 23 June 2024

Lot 331 Taj Rise, Botanic Ridge, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



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**\$787,900\***

Experience life in perfect harmony in a naturally beautiful location. LOT 331 TAJ RISE, BOTANIC RIDGE 3977 Nomination block sale – titles soon, 448m<sup>2</sup> 4 bedrooms, 1 living spaces, 2 baths and 2 car garage floorplan Kingbird is perfectly positioned away from the hustle and bustle of city life, yet still only a stone's throw to an abundance of treasured local amenities and the Peninsula. It will be an aspirational community with its unique blend of modern country living and urban connection. Adding to Kingbird's grandeur, the development site is elevated with natural undulating land, giving a modern, Australian country feel to the estate. Your home will be completely connected to nature that will never be urbanised. Set amongst over 6HA of natural reserves on site, open space and a blend of mature, established trees, wetlands and walking paths, makes for pure serenity. Future trail connections to the Royal Botanic Gardens and all its amazing bushscapes, will make you feel truly at Home with Nature. Surrounded by nature in an exclusive area of Botanic Ridge, Kingbird offers over 500 homesites and a wide range of lot sizes from up to 1304m<sup>2</sup>. At Kingbird, there really is something to suit every family and budget, from Land only to House & Land Packages, including scope for a variety of house designs and builders.

**Prestige Inclusions -**

- 10 year structural warranty
- 3 month maintenance warranty
- Kitchen Bench Top - Laminate square edge from builder's predetermined colour boards.
- Stainless steel 600mm appliances fan forced oven, gas cooktop & rangehood.
- Stainless-steel Dish washer.
- Fully lined melamine modular cabinets including overhead cupboards and cupboards above refrigerator space as per working drawings.
- Shower screen - Semi framed shower screens with powder coated aluminum frame (polished silver finish) and clear glazed pivot door.
- Wall Tiles - to kitchen, bathroom, ensuite and laundry where shown on plans.
- Floor Tiles - to ensuite, bathroom, laundry and WC. selection as per builder's predetermined colour boards.
- Builders range laminated flooring & Carpet to area's not tiled or with laminate flooring.
- Double glazed awning windows as required to meet 7 star energy rating.
- Doors - 2040mm high flush panel hinged or sliding doors (house design specific).
- Ceilings - 2440mm (nominal) height throughout.
- Heating - Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.
- Internal Light Points - 100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).
- Bedrooms feature built in robes.
- Garage - with tiled roof including Colorbond® sectional overhead door with remote control, painted cement sheet infill over garage door, plaster ceiling and concrete floor.

\* Please note this house has not been built yet

**Disclaimer:** Price & availability are subject to change without notice. The land was available at time of advertising. These photos and images are for illustrative purposes only and may depict upgrade options available from Royston Homes at additional charges such as lighting, window furnishings, landscaping, driveway, paving unless otherwise noted. The price also excludes features not supplied by Royston Homes such as gardens, fencing unless otherwise noted. Any alterations and upgrades may incur additional costs. NCC approved plan. The price does not include stamp duty, legal fees or other costs incurred with the purchase of the land. Turn Key Package not included unless specified. Contact: Simon Leung M: 0407 005 051E: [simon@ghprojects.com.au](mailto:simon@ghprojects.com.au)