

# Lot 408 Sassafras Street (Emberwood Estate), Warragul, Vic 3820



## House For Sale

Saturday, 4 November 2023

Lot 408 Sassafras Street (Emberwood Estate), Warragul, Vic 3820

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 630 m2

Type: House



Fraser Rock  
0433461234

## **\$595K TITLED H&L**

Warragul is perfectly situated at the beginning of Gippsland. Just over an hour from Melbourne, the beach and the snow. Warragul is surrounded by experiences that will keep you busy for years to come. You're close enough to commute into Melbourne and connected enough to work from home. V-line runs comfortable trains from Warragul Station hourly at peak times, taking around 90 mins to Spencer Street. Access a number of highly regarded education facilities from Kindergarten and ELC to Year 12 and beyond. It's all on offer at Warragul! Quality House & Land presents New DISPLAY HOMES (AFFORDABLE LIVING) at 21 Snead St, Cranbourne (Off Cranbourne-Frankston Rd, next to Amstel Golf Course). Please call – Fraser Rock – 0433 461 234 and he will guide you FROM THE START TILL THE END of construction. House Design – Colombo OPT 1 (Alternate facade and floor plan options are available) This House & Land Package Includes: APPLIANCES • Under Bench Oven - 900mm S/S • Gas Cooktop - 900mm S/S • Canopy Rangehood – Choice of 900mm Curve Glass, 900mm Straight Glass or 900mm S/S Canopy KITCHEN • Walk In Pantry • Benchtop - 20mm Stone • Overhead Cupboards – Includes 2 Shelves & Bulkhead Above • Cupboard Doors – Choice of up to 2 colours • Pot Drawers • Soft Close Doors & Drawers • 1 Bank of 4 Cutlery Drawers • Bin Drawer • Tapware - Flick Mixer • Sink - S/S 1 ¾ with Drainer BATHROOM, ENS & WC • Benchtop – 20mm Stone • Tapware Showers – Handheld with Wall Mixer • Vanity Basins - Square Modern • Tapware Vanity Basins – Square Profile Flick Mixer • Bath – Modern Square Metro • Mirrors – Polished Edge • Soft Close Doors & Drawers ELECTRICAL • Lights – Internal Batten Throughout • External Exits – Batten Light X 1 to Front Porch, Laundry, Rear Garage Door & Alfresco/Glass Sliding Door • Power Points – Internal Double Throughout • Light Switch Plate – Choice of 4 Colours • Exhaust Fan – Modern Square S/S Look • Garage – Batten Light X 1, Double Power Point X 1 to Wall & Single Power Point to Ceiling X 1 FACADE • Render to Garage Front • Garage - Colourbond Sectional Panel Lift Door with 3 Remote Controls • Entry Door – WIN 3VGBG Stained 920mm Stained Front Door • Eaves - Front Façade FLOORING • Choice of Tiles or Timber Laminate – Entry, Hallways (Front & Rear), Kitchen, WIP or Pantry (Design Specific) & Meals/Family • Tiles – All Wet Areas & Includes Matching Tiled Skirting • Carpet – Rest of Home HOT WATER SERVICE • One Panel Solar Hot Water Unit or • Instantaneous Hot Water Unit where Grey Water is Required HEATING • Ducted Heating up to 6 Points WINDOWS • Aluminium Windows Throughout • Locks - All Operable Windows • Flyscreens – All Operable Windows ADDITIONAL ITEMS • 10 Years Structural Guarantee • 12 Weeks Defect Period • BAL Rating of 12.5 Included • Termite Protection Disclaimer - This proposed home and land package is yet to be constructed and is subject to engineering plans, developer's approval (if required) and may need to be altered to comply with estate covenants. The price is based off our standard design, included standard/premium façade and preferred siting. Images are indicative only. Floor plans and specifications may be varied and Quality House & Land reserves the right to amend pricing, inclusions, and promotions without notice.