

Lot 4211 Riverwalk Estate, Werribee, Vic 3030



House For Sale

Wednesday, 24 April 2024

Lot 4211 Riverwalk Estate, Werribee, Vic 3030

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 221 m2

Type: House



New Property Group

\$499,900 IDEAL 1st HOME OR GREAT INVESTMENT

Quality assured with 25 year structural guarantee 35 years new home building experience Builders Warranty insurance
Asset protection Working drawings Engineering design and computations Rock allowance and assurance* 7 Star energy
efficiency home design N2 wind zone Service connections Multiple floorplans and façade options available Style your
home with our expert interior decorators SOME OF OUR PREMIUM INCLUSION: Council and Developer requirements •
Bushfire (BAL) • NBN provision • Recycled water or Water Tank/ Solar HWS • Eaves • Choice of Facades • Corner
treatment (If corner allotment) Structural: • P class slab • Brick infills above windows and doors • 2550mm ceilings or
2740mm (Subject to home design) Internal features: • Mirror sliding robe doors • Soft closing kitchen cabinets • Closed
coupled toilet suite • Tiled shower bases • Towel rails/toilet roll holders External features: • Landscaping to front and
back • Clothes-line • Letter box • Boundary fencing to 3 sides Stone benchtops to: • Kitchen • Bathroom • Ensuite Kitchen: •
900mm appliances • Dishwasher • Overhead cabinets above fridge space • Under bench microwave provision and pot
drawer • Soft closing kitchen cabinet doors Electrical: • TV antenna • Data points • LED downlights throughout • NBN
provision infrastructure • Ducted heating • Air-conditioning • Remote controlled sectional garage door Window and
Doors: • Aluminium flyscreens to all openable windows • Window locks • Barrier door to family room and laundry •
Holland blinds to all windows and sliding doors* Timber laminated floors or designer range floor tiles to: • Entry • Front
hallway • Kitchen • Meals area • Designer range carpets to remainder of home Colored concrete to: • Driveway • Pathway •
Concrete pad under clothesline Three Coat Paint Application • 3 coat internal wall and ceiling paint • 3 coat external
painted areas, timber top acrylic OUR GUARANTEE At New Property Group, we understand how important build time is
to you. We're not a laid back building company; we know you're paying interest, we know you're paying rent, and we know
you need your new home built on time. That is why New Property Group offers a variety of guarantees, with our most
important being completing your build in a dedicated timeframe. We understand what is important to you and your family,
that is why all our guarantees will ensure to keep you happy, within your budget, and to your timeframe. As mentioned
above, we are transparent with our pricing. We include over 70 fully-loaded inclusions in our homes to take the
guesswork out of building. What do we mean by guesswork? This means we don't make the house appear cheaper than it
is, we give you the price for the house you want. All our homes come with fully-loaded inclusions which feel anything but
standard. We feel this level of inclusions are the kind that a finished house should have. This means when you visit one of
our display homes you are seeing what you would get for the price we quote you. Nothing hidden, just real prices and
value. Total Package Price includes \$10K FHOG (Subject To SRO Eligibility) The First Home Owners Grant is a
Government incentive and any claims will be lodged externally. Photographs in this flyer may depict fixtures, finishes and
features either not supplied or are upgrade options. All floorplan, facade images and photographs have been used for
illustrative purposes only (Refer to contract documentation for full details) and may not represent the final product as
shown. Please refer to our New Home Consultant for an exact list of Inclusions. New Property Group reserves the right to
amend specification and price without notice.