

Lot 47 Irongrass Ave, Botanic Ridge, Vic 3977

Townhouse For Sale

Saturday, 13 January 2024

Lot 47 Irongrass Ave, Botanic Ridge, Vic 3977

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 166 m2

Type: Townhouse



John Alexandru

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\$634,000 New & Ready To Move In Now

Buy your new home without a long wait for construction. No progress payments, this home is a fixed price and handed over to you ready to move in. This home is significantly completed and is on track for hand over in January 2024. * Premium interior design with timber laminate flooring, stone benchtops, stainless steel appliances* 5% deposit, no further payments until completion* No strata fees, no builders corporation, individually titled homes* Beautiful exterior facade in a highly sought after suburb of Botanic Ridge Located in the sought-after suburb of Botanic Ridge and framed by the 300 hectare Royal Botanic Gardens next door, Hummingbird Rise is a community in the most natural of settings. Close to beautifully landscaped parks and wetlands, the newly Botanic Ridge Primary school and a shopping village including Coles supermarket to follow, so you can enjoy modern living in a natural setting. Key features of this home include:- Corner lot with larger land area and added side windows - Boutique development surrounded by local community facilities- 3 bedrooms with robes, including a walk-in robe to master- 600mm wide stainless-steel kitchen appliances- Quality internal painting to all walls, ceiling, door frames and doors- High ceilings with cove cornicing throughout- Fully fenced and landscaped- 2 car covered carport- Enclosed backyard- Completed driveway, alfresco, entry, and veranda- 6-star energy efficiency rating and termite protection- Larger lot with views over open space on one side This home qualifies for all first home buyer incentives and the anticipated home completion date is January-2024. Visit our display home at 36A Hummingbird Drive, Botanic Ridge during our home open hours or contact John Alexandru on 0488 863 284 or email john.alexandru@peet.com.au to book an appointment.***** Illustrations and information shown are intended to be indicative only, are believed to be correct at the time of publication and should be used as a guide only. The illustrations used may depict some features, fixtures and landscaping that may not be provided. Factors such as orientation, elevation, area, dimensions and price will vary depending on the selected house. The advertised estimated price does not include transfer duty, conveyancing fees, or any other costs associated with the settlement of the property. Estimated prices shown may also include rebates for the fulfilment of separate conditions under the sale contract. Changes may be made to all aspects of the development in accordance with the seller's standard sale conditions, including but not limited to the development plans, specifications and build timeframes. The seller makes no representation or warranty regarding the accuracy of the illustrations and information shown, and interested parties should only rely on the plans and specifications included in the seller's standard sale conditions (subject to the seller's rights to vary those plans and specifications). Buyers should review the seller's sale conditions carefully and make their own enquiries. It is recommended that buyers obtain independent advice before proceeding All images are for illustration purpose and are subject to change during planning and construction.