

Lot 516 Walshpool Road (Balmain), Donnybrook, Vic 3064



House For Sale

Wednesday, 12 June 2024

Lot 516 Walshpool Road (Balmain), Donnybrook, Vic 3064

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 247 m2

Type: House



Julian Rullo
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\$585,379 - 100% fixed price guaranteed!

At Balmain, we've developed a masterplan for urban living that blends convenient amenity with beautiful native habitat. Balmain comprises three connected precincts, all bordered by nature. There are expanses of landscaped wetlands at the Donnybrook Road boundary, additional wetlands to the south, and 50 hectares of conservation habitat along the estate's southern edge. Balmain's central location positions you perfectly to take advantage of them all, so you and your family can enjoy a lifestyle complete in every way. The amenity of the immediate vicinity is growing rapidly, with recently opened shopping villages, coffee shops and eateries already proving popular. Beauty in Every Detail. A brilliant, central Donnybrook location. The convenience of road and rail access coupled with unrivalled amenity. All balanced by the vast conservation habitat at our southern edge. 7 Star energy rating + NCC requirements Solar PV system 12-month maintenance period Fixed Price Site Costs, Developer & Council Requirements Double Glazed Windows 2550mm High Ceilings Throughout Downlights Throughout SMEG Kitchen Appliances & Dishwasher Quality Floor Coverings throughout Concrete to Driveway and Porch (up to 35sqm) and all other Orbit Homes Premium 2024 Inclusions & MUCH MORE! *Why Orbit Homes? • Over 40 years strong reputation • Hands on owners who truly care • Premium supply partners • Building integrity • No Hidden Extras • Quality over quantity • We build every home as we would build it for our family For more information about this home and land package click 'email agent' link above. *Orbit Homes Australia Pty Ltd • CDB-U 50505 • Orbit Homes Queensland Pty Ltd QBSA LIC 716019 • Facade illustrations are used as a guide only, excludes feature stone and tiles. Internal photographs are for visual purposes only. Upgraded fixtures, fittings and design items may be shown, these can be selected at additional costs, please refer to a sales consultant for further information. Price excludes timber floors, dishwasher, landscaping, decks, pergolas and BBQs. Customer connection fees to power and telephone not included. Prices subject to change without notice. Progress payments on construction. Refer to display extras list for optional extras. Not to be used with any other offer. Excludes stamp duty and costs. Excludes excavation and removal of any rock, deep sewer connections and re-pegging to block, if required. House and land package total price may include developer incentives & rebates and any builder referral fees at the time of issue. Developer incentives & rebates and any builder referral fees may be withdrawn at any time to the discretion of the land developer.