

# Lot 529 Banksia, Armstrong Creek, Vic 3217



## House For Sale

Friday, 19 April 2024

Lot 529 Banksia, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



Garry Manchanda  
0423808089

**\$667,600**

The Edgewood is a beautiful home with two distinct living areas perfect for work, rest or play. **EASYLIVING INCLUSIONS:** Fixed price site costs and connections Developer and council requirements Upgraded H-Class slab Timber-look flooring or "Enhance" tiling and carpet 20mm Caesarstone benchtops to kitchen Feature overhead kitchen cupboards Up to 3 kitchen pendant lights Low-iron glass kitchen splashback Quality kitchen appliances incl. dishwasher Upgraded bathroom features Paradox alarm system Entertainer door LED lighting 6-star energy rating \*Fixed Pricing based on developer engineering plans & plan of subdivision. Hebel homes may be smaller than dimensions shown on the floorplan due to the external wall thickness; see working drawings for Hebel home dimensions. Confirm land prices and availability prior to purchase. Subject to developer and council approval. Price does not include any stamp duty, government, legal or bank charges. Alterations may incur additional charges. Images for illustrative purposes only & may depict upgrade options available at additional charges such as lighting, window furnishings, timber look garage door & timber windows. Pricing also excludes features not supplied by Carlisle, inc fencing, landscaping, letterbox, decking & driveway. Facade details inc entry door, window sizes & placements may vary between house types & sizes. Refer to working drawings for specific locations and sizes. Carlisle reserves the right to withdraw or amend pricing, inclusions and promo without notice. Bushfire (BAL) requirements will be credited back to the client if Carlisle Homes receives confirmation that the house is not being constructed in a BAL designated area. This cannot be confirmed until site survey and property information from relevant authorities is received. ##The More Luxury Promotion applies to new quotes & initial deposits on Carlisle's Easy Living Collection from 6th January 2023 & is available only in conjunction with the Easy Living 365 inclusions. See a Sales Consultant and visit [carlislehomes.com.au/disclaimer/](http://carlislehomes.com.au/disclaimer/) for further details. Speak to a Sales Consultant for further details or visit [carlislehomes.com.au/disclaimer.](http://carlislehomes.com.au/disclaimer/) ©2023 Carlisle Homes PTY LTD. Registered Building Practitioner CBD-U 50143.