

**(Lot 7)/28-34 Myrtle Rd, Ascot, Vic 3551**



**Sold House**

Friday, 29 September 2023

(Lot 7)/28-34 Myrtle Rd, Ascot, Vic 3551

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 331 m2**

**Type: House**



Joanne Grae

\$499,950

Room for caravan/boat/trailer storage With large side access, this home is perfect for the travelling downsizer with room to store the caravan!! Alternatively, it can be used as an additional car space or room to store a trailer. With everything included, this would also make a perfect home for the first home buyer. No extra costs or hidden charges. Designed with the second bedroom away from the master, with close bathroom access, you could easily rent out a room. Set in leafy bushland surrounds, in a peaceful pocket of Ascot. Adjacent to the Bendigo Golf Club and just minutes from Epsom Village, the train station, and a short trip to the CBD. Country living at its best – low maintenance and conveniently close to everything you could need! Your new home will feature our signature Lansell total turn-key house and land package, delivering a move-in-ready home complete with inclusions. **FEATURED INCLUSIONS:** Stone benchtops in the kitchen Designer tapware Downlights throughout Ample Storage with larger linen, large pantry and additional appliance cupboard. Traditional facade **INCLUDING OUR STANDARD TOTAL TURN-KEY INCLUSIONS** Fully titled land Colorbond roofing Panel lift garage door with 2 remotes Floor coverings throughout. Carpet, timber look flooring, and tiles to wet areas Heating and cooling Stainless steel oven, cooktop, rangehood and dishwasher Concrete driveway and paths Colorbond fencing Landscaping Base 3 in 1 Heat/Light/Fan unit to ensuite and bathroom LED Downlights throughout all living areas, kitchen, and entry Flyscreens to all openable windows Locks to all openable windows Internal window blinds Quality Phoenix tapware and fittings NBN pre-wire including 2 x data/phone points 3 coat paint system Clothesline Letterbox and street number Brick infills above all windows and doors Fixed price contract. - No hidden extras Site costs and connections Plans, all site costs, specifications, engineer-designed footings, concrete slab Building permits, and bushfire rating compliance 25-year structural guarantee 6-star energy rating Feature front door Plus much, much more!..... To review plans and detailed inclusions, contact Joanne Grae today on 0448 829 957 or Book an Appointment online at [www.lansellhomes.com.au](http://www.lansellhomes.com.au) » **ABOUT LANSELL HOMES** «The Smith family has been building new homes in the Bendigo area since 1982 – and now has three generations working in the business. The office and site teams are an extension of that family – and absolutely dedicated to making your journey through the construction process exciting and 'hassle-free'. The 'Lansell Turn-Key' level of completion is designed to have your home fully complete when you move in. The entire Lansell team takes enormous pride in the quality of their workmanship, and this ensures that your home is finished to the highest standards.» **DISCLAIMER** «All prices and inclusions supplied are accurate based on information supplied at the time of compilation. Images are for illustrative purposes only and may show finishes and features not included in any price stated. Colours and materials are for example only and may vary due to manufacturing processing, availability, and photography limitations. © Lansell Homes P/L. All Rights Reserved. CDB-U4812428a