

# Lot 7202 Regis Avenue (Waterford Rise Estate), Warragul, Vic 3820



## House For Sale

Thursday, 13 June 2024

Lot 7202 Regis Avenue (Waterford Rise Estate), Warragul, Vic 3820

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 510 m2

Type: House



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**\$688,900**

Looking to build your family home? Look no further SJD Homes has you covered! This house and land package is located in the much sought after Waterford Rise estate close to wetlands, reserves, Warragul town centre and all that the West Gippsland region has to offer, yet conveniently close to the freeway. With a generous 510m<sup>2</sup> block titling later this year, this House & Land package offers amazing value and is a perfect family home. The Patterson 280 offers plenty of space for the whole family and any guests with open plan living with 2 living areas plus a study, spacious kitchen and WIP, 4 bedrooms including His & Her WIRs, generous outdoor area and spacious laundry with great storage. This home won't also come with our amazing Signature Range inclusions:- Facade as shown - others available- Double glazed standard awning windows- Double glazed doors x 2- 2590mm ceilings- Colorbond sectional garage door with remote- 20mm stone benchtop to kitchen- Extensive floor tiling/timber laminate flooring options- Quality carpet to bedrooms, theatre and kids play- Gas ducted heating- Flush tiled shower bases and shower rails- Towel rails and toilet roll holders- R5.0 insulation to ceiling, R2.5 insulation to external walls and R2.0HP insulation to internal walls of wet areas- Energy efficient heat pump hot water system- Site Cost Allowance- And much more. This price includes first home buyers grant\* Why not add on our Elegance Pack for \$3,900 and receive (limited time):- 2740mm ceilings- Colorbond roof- Steel lintels and brickwork above all standard windows and sliding doors- 40mm edge stone benchtops to kitchen- Additional 6 pot drawers to kitchen- Double undermount sink to kitchen- 40mm edge stone benchtops to ensuite, bathroom and powder room- 2 shower niches- Freestanding bath- 3 coat paint system- 2340mm internal doors x 8. Don't miss this amazing lifestyle opportunity! If this home design doesn't suit what you are looking for, we have you covered! You can choose from our huge range of home designs and the option to customise our homes! Contact me today to have a chat...this amazing opportunity will not last long. Build with confidence with an award winning local builder including Finalist in the HIA Professional Major Builder 2023. Not the package for you, no problem, contact me today to discuss other packages to suit your needs. Disclaimers Price & availability are subject to change without notice. Please note, house and land sold separately. Home is not yet built. Images are a guide only & subject to final developer approval, site costs are estimates and may vary subject to final working drawings/engineering. Some images are for illustration purposes and may include items not included in all SJD products. Facade shown is for illustration purposes only, each one will be designed specifically for each block. Modifications may be required to suit NCC.