

Lot 7732 Ipswich Ave (Harpley Estate), Werribee, Vic 3030

House For Sale

Friday, 17 May 2024



Lot 7732 Ipswich Ave (Harpley Estate), Werribee, Vic 3030

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 313 m2

Type: House



Pratap Singh
0421035533

\$651,900 Full Turnkey + Ready to Build!!

STUNNING and SMART design is THE BEST BUY OF ALL TIMES, its PRACTICAL design utilises a central area that includes the kitchen, dining and living spaces. While its hallway creates a clever separation between the main living areas and the bedrooms. Master bedroom is positioned in the front of the home to see who is coming and going from your house and to have a good view of what's happening in the neighbourhood. It has an Amazing Alfresco space that you'll want to use as often as you can, whether it's for big family barbecue or cosy dinner for two. The home design has every member of the family covered. This home comes with 4BED - 2BATH - LIVING - ALFRESCO - DOUBLE GARAGE. 4 Facades Included as standard. FULL TURNKEY INCLUSIONS Fixed Site cost Included Developers and Council Requirements Flooring throughout 2590 Ceiling height 900 Kitchen Appliances Double Glazed Window 20mm Stone throughout Kitchen, Bathroom and Ensuite Recessed Tiled Shower bases to Ensuite & Bathroom Down lights throughout Dishwasher 3.5kw Solar Pack 870mm Wide Internal Hinged Door to Bedrooms 280 Litre Heat Pump 7.0kW Split system to Family / Meals 2.6kW Split system to Master bedroom Gas Ducted heating to Living areas and Bedrooms. (Excluding Wet Areas) Front & Rear Landscaping Driveway Fencing Blinds Fold out Clothesline to Rear Yard 7 Star energy rating included. Letter box and Much More. WHY BUY THIS HOME AND LAND PACKAGE This is a Fixed Price House & Land Package guaranteed! NO SHOCKS / SURPRISES and HIDDEN COST for peace of mind. Property Investor and Owner occupier Pay stamp ONLY on the Land Value NOT the package price. (GREAT SAVINGS) SUBJECT TO FINANCE Available. Take Advantage of the \$10,000 First Home Owners Grant. (FHOG) The land is TITLED READY TO BUILD. BUILDING will give you the BEST LIFESTYLE your budget can afford by letting you spend your budget on the areas of your home that will bring you the most happiness. (THAT NEW FEEL). More ENERGY - EFFICIENT and MODERN FEATURES. NO Headache of Maintenance and Repairs. Home on Display. Fixed Price Contract Available for signing within 7 days. This is a House and Land package not Constructed Yet. Deal with ONE DEDICATED CONSULTANT throughout the whole process from initial deposit to handover for regular updates. Don't See Your Perfect Package ? Contact Pat on 0421035533 today to get a Customised Package in any Estate Manor Lakes, Mambourin , Windermere, Riverwalk. PICK UP THE PHONE AND BOOK APPOINTMENT WITH "PAT 0421035533 " TO LEARN MORE ABOUT THE PACKAGE OR FOR A WALK THROUGH TO VIEW OUR FULL TURNKEY HOMES. Please Note: Facades is not included and used illustrative purpose only. Price does not include any stamp duty, government, legal or bank charges. The land was available at time of advertising. \$10,000 First home buyer is deducted from the advertised price.