

# Lot 9 Albert Street (The Precinct), Winchelsea, Vic 3241



## House For Sale

Friday, 24 May 2024

Lot 9 Albert Street (The Precinct), Winchelsea, Vic 3241

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 518 m2

Type: House



James Hill

0458588078

## **\$668,531 - 100% fixed price guaranteed!**

A rare opportunity to build an affordable home in a thriving country town. Located in the picturesque town of Winchelsea, this brand new estate offers all the benefits of country living with none of the compromise. If you're after a premium address without the premium price tag, welcome home to The Precinct Winchelsea. Winchelsea combines the best of both worlds – state-of-the-art facilities plus the friendliness and natural beauty of a country lifestyle. Grab the bikes or take a leisurely 10-minute stroll into the historic town centre where you'll find exceptional healthcare, quality education plus an array of shops, cafes and pubs. 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.