

# Lot 915 Pobblebonk Crescent (Clyde Springs), Clyde North, Vic 3978



## House For Sale

Monday, 3 June 2024

Lot 915 Pobblebonk Crescent (Clyde Springs), Clyde North, Vic 3978

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 1

**Area:** 285 m2

**Type:** House



Molly Trapnell  
0403242060

## **\$636,100 - 100% fixed price guaranteed!**

Offering an abundance of opportunities for you and your family to create a bright and prosperous future. Surrounded by extensive open spaces, waterways, parklands and within close proximity to Casey Fields Sporting Complex, Casey Recreation and Aquatic Centre, Cranbourne Royal Botanic Gardens, Golf Courses, Cranbourne Racecourse and Library and an easy half hour drive to the beach. You will appreciate the variety available when choosing your home site, land ranges from 220m<sup>2</sup> to 509m<sup>2</sup> at a price that suits everyone. Build your dream home with absolute confidence with access to public transport such as an extensive bus service and walking distance to the proposed Clyde North town centre and train station plus access to major arterial roads, including the M1 freeway and South Gippsland highway. 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.**