

**LOT 93 Apium Lane, SILVERWELL ESTATE, Narre  
Warren South, Vic 3805**



**Sold House**

Tuesday, 26 March 2024

LOT 93 Apium Lane, SILVERWELL ESTATE, Narre Warren South, Vic 3805

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 138 m2**

**Type: House**



Shauna Britee  
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**\$615,000**

Welcome to Silverwell, a prestigious residential enclave within the established south-eastern suburb of Narre Warren South. Silverwell is an opportunity to buy a pre-designed and fixed price TownLiving By Metricon home within a thoughtfully planned and high-quality residential locale. Looking for a home that's low maintenance but with maximum space? Introducing the Mezzo. This unique design delivers innovative reverse living at its finest. Featuring two spacious bedrooms nestled on the ground floor with a private courtyard for those indoor plant enthusiasts. Upstairs you will then find a private master retreat with its own ensuite and walk-in robe. Perfect for entertaining on those summer nights, the heart of the home has a superb open plan living area with a spacious balcony that enjoys uninterrupted views of Silverwell's parkland to the Berwick Springs wetlands beyond.

**INCLUSIONS**

- Stainless steel kitchen appliances, including 600mm gas cooktop and electric oven, with undermount rangehood.
- Laminate timber-look flooring to entry and living areas, carpet to bedrooms and any first floor living and tiles to wet areas.
- 2550mm high ceilings throughout.
- Heating and cooling split systems to main living area and master bedroom.
- Roller blinds to living rooms and bedrooms.

Landscaping, fencing, letterbox and clothesline.\*Price based on home type and floor plan shown and on builder's preferred siting. \$10k First Home Owners Grant has been deducted from pricing. Images are Artist impressions. Price is correct as at time of publication and is subject to land availability and may change as a result of variations in the inclusions or specifications selected by the purchaser or due to other circumstances that may affect the price as set out in the building contract, or changes in local, state or federal government laws. House design is subject to developer approval. Price excludes stamp duty on land, legal fees and conveyancing costs. Package price is based on TownLiving by Metricon specifications and the advertised inclusion list above. Land supplied by developer and land prices and availability are subject to change without notice. For information, terms and conditions on TownLiving by Metricon or for a full list of detailed inclusions please speak with a Sales. ^For more information visit <https://www.metricon.com.au/metricon-announces-lifetime-structural-guarantee>. Newfield Real Estate Pty Ltd ACN 159 312 722, License number 028051L. VIC Builders License: CDB-U 52967\*When you contact the number in this listing, your number, enquiry, call duration and time will be collected on behalf of realestate.com.au and provided to Core Projects Pty Ltd (Core Projects) to respond to your enquiry. For further details, see our Privacy Policy. Prices are subject to change without notice and are exclusive of GST. Dates for Titles are estimated only and are subject to change. While every care is taken in preparing this listing, Core Projects makes no representations or warranties as to the currency or accuracy of the information which is subject to change at any time. The recipient must make its own independent enquiries to verify the content of this document. Core Projects will not be liable for any reliance the recipient makes on the content.