

# Lot 9A Trailwater Court (Waterford Rise), Warragul, Vic 3820



## House For Sale

Wednesday, 29 May 2024

Lot 9A Trailwater Court (Waterford Rise), Warragul, Vic 3820

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 406 m<sup>2</sup>

Type: House



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**\$641,256**

Located on gently undulating land, Waterford Rise is blessed with picturesque vistas both in the immediate and longer ranges. Situated on the western edge of Warragul on Princes Way towards Drouin and close to the freeway entrance, Waterford Rise is in a perfect location for an estate that's on the move. It is the scale of the Waterford Rise estate that provides the incredible amenity, with 25 hectares of gardens, wetlands, playing fields and parklands. Close to sporting facilities, public transport, schools and a proposed major new hospital, it is merging into the expanding Warragul township that offers more facilities, entertainment and services as its population grows. 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.