

# 11 Pigdon Street, Weir Views, Vic 3338

## House For Sale

Friday, 19 April 2024



11 Pigdon Street, Weir Views, Vic 3338

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House



Pratap Singh

## **\$748,410 Full Turnkey + Ready to Build !!**

The Package includes the New NCC Requirement and 7 Star Rating. STUNNING and SMART design is THE BEST BUY OF ALL TIMES, at the front of the home is the formal living, which makes it ideal for working from home, or for those times you need a little breathing space. 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. It also includes a large kitchen with walk in pantry centred around the main living area, so entertaining your guests or keeping an eye on the kids is a breeze. This unique layout that separates the home into distinct and practical zones, 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. The home comes with 4BED - 2BATH - 2LIVING - ALFRESCO - DOUBLE GARAGE. FULL TURNKEY INCLUDES NEW NCC REQUIREMENT. Fixed Site cost Included Developers and Council Requirements Flooring throughout 2590 Ceiling height 900 Kitchen Appliances Double glazed windows (excluding sliding doors) Awning windows in lieu of sliding window 2.3kw solar PV system 1 step-free threshold to the dwelling (default entry will be garage and will be subject to site conditions) Recessed shower bases through-out Sill-less shower screens 920mm wide entry door 870mm wide internal doors (where required) Externally vented rangehood Bulkhead to kitchen cabinetry Heat pump hot water system Increased insulation 7-star energy rating 20mm Stone throughout Kitchen, Bathroom and Ensuite Down lights throughout Dishwasher Heating and Cooling Front & Rear Landscaping Driveway Fencing Blinds Clothes Line 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 - ( MORE TIME TO SAVE) 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. Let ME show you this IRRESISTIBLE Single Storey - Don't Judge Before you see it. 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 included. 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. The Package includes the New NCC Requirement and 7 Star Rating.