

# 30821 Tottori Road, Truganina, Vic 3029

## Townhouse For Sale

Wednesday, 10 July 2024



30821 Tottori Road, Truganina, Vic 3029

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 148 m2**

**Type: Townhouse**



Steven Ramsden

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## Turnkey 2 bed townhome! From \$459,900\*

The Miki offers an affordable solution to home ownership without compromise. This stylish home has been cleverly designed to maximise light and space, providing you with comfortable living. Specially designed to combine the best in urban styling and functionality, the Miki embraces a light-filled open plan living area and two very private bedrooms. The master includes a generous ensuite including its own bath and walk-in robe downstairs, with an additional bedroom upstairs featuring a built-in robe. Featuring: - No shared walls, shared floors or communal areas - Located at: 30320 Tottori Road (Truganina) - Estate: Mt. Atkinson - Lot size: 95m2 - Secure and landscaped backyard - Full turnkey with upgrades available

**ABOUT THE ESTATE:** Mt. Atkinson is a brand new master-planned community in Truganina, designed to meet every aspect of quality, modern living in Melbourne's fast-growing western corridor. Located a mere 25kms west of Melbourne's CBD, Mt. Atkinson provides natural beauty, connectivity and immediate access to amenity. Your new home at Mt Atkinson will come standard with quality inclusions, industry leading guarantees/warranties and brand names that you can trust: - 100% fixed site costs and pricing, providing peace of mind - Exposed aggregate driveway - Heating and cooling included - Quality flooring, carpet and tiles throughout - Front and rear landscaping - Westinghouse stainless steel appliances - 20mm Crystalline silica free benchtops- Tiled shower bases, toilet roll holders and shower rails - Smart control garage door with camera and app security - Recycled water connection - NBN connection - 25-year structural guarantee - 12-month service warranty - 6 star energy rating

**DISCOVER THE HOMEBUYERS CENTRE DIFFERENCE:** - Unbeatable Reputation: As part of the ABN Group, Australia's second-largest residential builder, we have over 44 years of experience in building quality homes in WA and VIC. Homebuyers Centre and Boutique Homes, our sister company, are leaders in the industry. - Award-Winning Customer Service: Our team's dedication and premium customer service have earned us the title of Product Review's 2022 and 2023 VIC Preferred Builder. - Uncompromising Build Quality: We've been delivering high-quality homes on time and on budget for over 30 years. With our experienced construction team and two site managers, you can trust that your dream home will be in good hands. - Top-Quality Materials: We use only the best Australian brands and materials in our builds, allowing us to offer industry-leading warranties and ensuring the longevity of your home. - Premium Inclusions: Our packages include everything you need to make your dream home a reality, with the flexibility to add in any additional features you want, tailored to your budget. - Industry Leading Structural Guarantee for peace of mind: Industry standard is only 7 years, whereas we cover your family home for 25years - We're confident with our quality! - Dedicated Aftercare: Our premium and dedicated aftercare program is here to assist you for up to 12 months after you move in, ensuring your complete satisfaction. **\*DISCLAIMERS\***

\*Price based on home type, floor plan shown, builder's preferred siting and expected land title date. Floor plan depicts a facade shown in CGI and included in price. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. "Fixed" pricing means that, subject to the terms of this disclaimer and any owner requested changes, the price advertised will be the price contained in the building contract entered into and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans, plans of subdivision and expected land title date. Final pricing may vary if actual site conditions differ to those shown in the developer supplied documents, or if land titling is delayed. Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The price does not include transfer duty, settlement costs, community infrastructure levies imposed, or any other fees or disbursements associated with the settlement of the land.