

WESTPORT 17/TITLED MAMBOURIN ESTATE, Windermere, Vic 3352

House For Sale

Tuesday, 7 May 2024



WESTPORT 17/TITLED MAMBOURIN ESTATE, Windermere, Vic 3352

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 246 m2

Type: House



Steve Kavvadas
0428699313

\$545,100

EXCLUSIVE TITLED LAND DISCOUNT – SALE NOW ON!! Unlock Your Dream Home Today! House & Titled Land Sale in Melbourne's Prime Suburbs! Seize the opportunity of a lifetime with our spectacular **TITLED LAND DISCOUNT – SALE!!** in Melbourne's most popular new suburbs! Act now and take \$20,000 off ANY Aston Homes house design to build on your titled* Aston Homes have partnered with some of Melbourne's leading land estates, hand selecting prime titled land lots with huge savings! Up to \$35,000 dollars of selected Lots*Contact us today to find your exclusive **HOUSE & LAND PACKAGE** with combined savings up to \$55,000* This is your last chance to step into the home you've always dreamt of before upcoming government changes to building codes escalate prices dramatically! Beat The NCC Price Increase - Aston Homes The Aston Homes Difference Building a new home should be exciting and stress-free. At Aston, it's the quality of our builds, the customer care and personal service that sets us apart. From the moment you walk into a display home to the day you are handed the keys to your brand new home and beyond, Aston Homes supports you every step of the way. Whether you're a first or subsequent home buyer, at Aston Homes we have an extensive range of floorplans and an exciting all inclusive inclusions list to meet your expectations, highly rated by our customers. Visit product review for further customer service insights into Aston Homes:

<https://www.productreview.com.au/listings/aston-homes> House and Land Package Includes (but not limited to) • Fixed price site costs and connections • All Developer guidelines & Council Requirements • Feature Façade Included • 7 star home • Double glazed windows • Tiled Floor and carpet to designated areas • Stainless Steel Appliances • Upgraded bathroom features, including Designer basins, towel rails and toilet roll holders • Gas Ducted Heating • Entertainer door to Alfresco (design specific) • LED globe lighting • Instantaneous Hot Water • 3 coat paint system • 6-star energy rating • 12 month Maintenance Period • 10 Year Structural Warranty • Plus much more! Situated close to local schools, shopping and public transport! **WELCOME TO MAMBOURIN - A NEW KIND OF COMMUNITY** When you move to Mambourin, you join a growing community that fosters connections in every way. You're connected to your neighbours with beautiful parks and playgrounds in every neighbourhood. You're connected to the local culture and all that lies just beyond through a convenient town centre, cafes, a residents-only leisure centre and a future local train station. And you're also connected to the environment, with an abundance of natural, green open spaces that will keep Mambourin thriving, well into the future. **MAMBOURIN AT A GLANCE** TOWN CENTRE With Cafes, restaurants and shops, get some retail therapy close to home. **COMMUNITY CENTRE** The future proposed Community Centre will be equipped with its own Performing Arts centre and library as well as maternal and child health services. **CLUB MAMBOURIN** Our resident's leisure centre is exclusive to purchasers in Mambourin by Frasers Property. **MAMBOURIN TRAIN STATION** A future station to the CBD from one platform and Geelong from the other. **EDUCATION FOR ALL** Walk the kids to Kinder and the future Good News Lutheran College in Mambourin. **PARKS** Barrabool Park and Heidelberg Ave Park are ready to enjoy, with our Stage 19 Park anticipated to be complete by mid-2024. **MAMBOURIN MARKETPLACE** With future cafes, restaurants, a major supermarket and medical centre scheduled to open in 2025. **CHILD CARE** Aspire childcare will become a part of the Mambourin Town Centre. **6 STAR GREEN STAR COMMUNITY** An environmental leader with a 6 Star Green Star Community rating. **GREEN OPEN SPACE** Mambourin boasts close to 6 hectares of open space, parks and wetlands, with more to come! **HIGHLY WALKABLE** Mambourin is a 5-minute community with amenities a short walk away. **SUSTAINABLE BY DESIGN** Water, energy and waste reducing design throughout the community. **HOUSE AND LAND PACKAGE DISCLAIMER*** Aston Homes Titled Land Discount Sales Event is valid from the 15/03/2024 to 14/04/2024. House and Land Package Fixed Pricing based on developer engineering plans, plan of subdivision and any other relevant documentation relevant to the land at the time of creating the package. Client to confirm all land information, land prices and availability prior to purchase. Subject to developer and/or council approval. Price does not include any stamp duty, any government, legal or bank charges. Images are for illustrative purposes only & may show upgrade items not included but available at additional charges. Pricing also excludes features not supplied by Aston Homes, such as fencing, landscaping, letterbox, decking & driveway. Facade details may vary between house types & sizes. Refer to working drawings for specific details. Aston Homes reserves the right to withdraw or amend pricing, inclusions, and promotion without notice. Titled Land Discount Sales Event applies to new quotes & initial deposits from Friday 15th March 2024 and applies to Aston Homes Everyday Range & Essentials Range of floorplans. Any land rebate or discount will be made available by the land developer / landowner as per land contract conditions and not by Aston Homes. See a Sales Consultant and visit astonhomes.com.au/disclaimer/ for further details. Aston Homes Promotion items are not sold

in conjunction with any other offer or promotion and cannot be substituted for other products or credits. Titled Land Discount Sales Event is applicable to any Aston Homes floorplan. Aston Homes reserves the right to substitute products to a similar product should it not be available. This offer is for a limited time only and limited to first 50 homes sold. Aston Homes reserves the right to withdraw this offer at any time. All items are based on standard floorplans only. Any modification to a floorplan may result in additional costs. Pricing includes GST and applicable to Aston Homes West & North build zone. © Aston Homes Pty Ltd CDB-U 51183.