



## TITLED LAND!! READY FOR CONSTRUCTION

**New Fixed Price HOUSE & LAND Package** in the fastest improving spot in the Western corridor... Don't miss out! Book an appointment without leaving your living room – call Nishanth on 0405 172 875 today and secure your appointment!

It's never been a better time for you first home buyers to get into the market with this outstanding value for money house and land package offering from the **Victorian House & Land Specialists!!!**

Our fixed price home and land packages include all the housing luxuries, so there are no hidden extras.

- **Fixed Site Cost (INCL Rock Removal)**
- **Developer and Estate requirements**
- **Exposed Aggregate Driveway**
- **Clothesline AND Letterbox**
- **6 star energy rating**
- **Premium Feature Façade Inc Feature Light Fittings with 450mm Eaves**

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<b>Price</b>	\$750,000
<b>Property Type</b>	Residential
<b>Property ID</b>	5136
<b>Floor Area</b>	448 m2

### Agent Details

Nishanth Gurram - 0405172875

### Office Details

Victorian House & Land Specialists  
8 Universal Way Cranbourne West  
VIC 3977 Australia  
03 5995 3911



- **Remote control panel lift garage door**
- **2700 mm ceiling height**
- **Premium Porcelain Floor Tiles 600 x 600 mm**
- **Floor to ceiling tiles to Bathroom & Ensuite**
- **Quality Carpets or Timber Laminate for bedrooms**
- **40 mm Stone Bench tops INCLUDING waterfall ends to kitchen**
- **Soft Close Drawers to the kitchen**
- **Dishwasher**
- **900 mm European Appliances includes under mount oven / separate cook top / canopy range hood.**
- **LED Down lights throughout**
- **Central Heating unit up to 6 points**
- **Central Ducted Air Conditioning**
- **NBN Connection**
- **Alarm System**
- **Chrome Designer Tapware**
- **AND MANY MORE...**

\*Land is available at the time this publication was advertised. kindly enquire with agent for availability. 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. Building Construction price is subject to additional design guidelines & travel when applicable. Base price includes standard brick façade. Price/information is subject to change without notice. Images are for illustration purpose only and house is to be constructed.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.