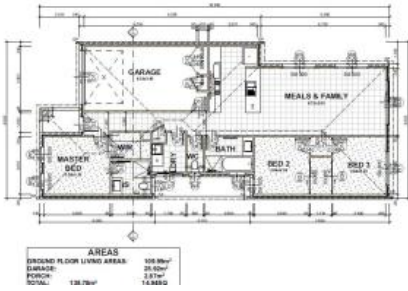


Sold



**Lot 26 Bentham Street, Roxburgh Park**



### Titled Land & Ready To Build!!!

Nestled in the centre of Roxburgh Park is a delightful development known as Roxburgh Park Central. The development will feature a shopping centre precinct with a 1800m<sup>2</sup> supermarket, novelty shops and a gymnasium. It is situated close to all amenities such as primary & high schools, Roxburgh Park train station, Roxburgh Park shopping precinct, and located only 25.5km from the CBD of Melbourne.

For first home buyers the bonus \$10,000 first home buyer grant and \$0 stamp duty offer also applies!!! So 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!!!

Features of the package include:

- All Plans and Permits
- Engineering- Slab Design H Class
- 7 Year Structural Warranty Insurance
- Floor coverings
- Landscaping
- Blinds
- Flyscreens to all opening windows

🛏 3 🏠 2 🚗 1 📏 212 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	6
<b>Land Area</b>	212 m <sup>2</sup>
<b>Floor Area</b>	139.35 m <sup>2</sup>

#### Agent Details

Anand Woodhoo - 0412976270

#### Office Details

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



- Concrete driveway and pathway to entrance
- Letterbox and clothesline
- 900mm Technika stainless steel appliances
- 2.4m ceilings
- Remote control double garage
- Stone benchtops to kitchen and bathrooms
- Ducted heating and Split System Cooling
- Tiled shower bases
- LED downlights
- Double power points throughout
- TV Antenna , clothes line, letter box supply and installation
- Plus MANY MORE.....

Note: Images provided are for illustration purposes only. 10% deposit/30 day settlement, construction estimated to begin within 2 months after settlement with an estimated 6 month construction time line. The purchaser/s are subject to further site/survey costs should site/survey testing post settlement require additional footing and or other requirements to meet the local council approval criteria. The first home owners grant and \$0 stamp duty offer is subject to eligibility criteria set out by the State Revenue Office of Victoria.

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.