



**Garfield**



## Fully Customisable House & Land Package!

Located in the charming suburb of Garfield, this house and land package offers the ideal blend of peaceful living and modern convenience.

Nestled amidst lush landscapes and vibrant community spirit, Garfield is the perfect place to raise a family, escape the city hustle, or simply enjoy life at a slower pace.

**Prime Location:** Enjoy the best of both worlds – peaceful rural living just 70 minutes from Melbourne CBD.

**Convenient Transport:** Easy access to the Garfield train station means smooth commutes to the city.

**Outdoor Lifestyle:** Minutes from walking trails, parks, and the Bunyip State Park for weekend adventures.

**Local Charm:** Explore boutique cafes, markets, and specialty stores that add personality to the town.

**Education:** Zoned for excellent primary schools, with quality secondary options just a short drive away.

### Included Upgrades:

- 900mm Technika Bellissimo Appliances
- 20mm Caesarstone Benchtop to Kitchen/Ens/Bath

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<b>Price</b>	\$829,550
<b>Property Type</b>	Residential
<b>Property ID</b>	6437
<b>Land Area</b>	936 m <sup>2</sup>
<b>Floor Area</b>	235 m <sup>2</sup>

### Agent Details

Matthew Bonnett - 0410692304

### Office Details

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- Dishwasher
- Tiled Shower Bases
- Floor tiles to Ensuite, Bathroom, Laundry, WC, Kitchen, Meals and Entry, as per plans.
- Carpet to non-tiled areas.
- Block-out Roller Blinds for Windows
- Gas ducted heating to Living Areas and Bedrooms
- Led Downlights to Main Living Area
- Plain Coloured concrete paving to Driveway
- Remote Control Garage Door
- Flyscreens and window locks to be installed to all openable window sashes.
- And so much more....

With its welcoming community and abundant amenities, Garfield is more than a destination—it's a lifestyle. Whether you're starting fresh or settling in for the long haul, this house and land package provides the perfect canvas for your next chapter.

\* Price and information are subject to change without notice. Land is available at the time this publication was advertised. Kindly enquire with the agent about availability. The price does not include 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. The base price includes a standard brick façade. Images are for illustration purposes only. The house to be constructed.

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