



Lot 2119 Crib Street (Newhaven Estate), Tarneit



**NELSON 176 (885sq)**  
 4 BDR • 2 BATH • 1 CAR • 10.5x4.5m • 28m<sup>2</sup>

HOME SPECIFICATION ONLY	
100MM LIFT SLAB	500
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TOTAL AREA (sqm)	776
TOTAL LAND AREA	1000
LAND AREA	800
LAND AREA	800

#### Bathroom & Ensuite

#### Paint/ Flooring/ Windows



900mm Rangehood



Dishwasher



Towel rails & toilet roll holders



Fixed shower bases



900mm Convectional Ducting



Paint/Flooring/Windows



Paint/Flooring/Windows



Paint/Flooring/Windows

#### General

#### Doors & Windows



Lathwork



Cladding



Fixed price site costs



Fixed price rock costs



6 star energy rating



Doors & Windows



Doors & Windows



Doors & Windows

## IN DEMAND!! HOUSE & LAND PACKAGE

**Newhaven Estate** is a meticulously planned residential neighbourhood offering an inspired lifestyle without any compromises. With immediate access to a host of amenities such as schools, public parks, playgrounds, and recreational and shopping facilities, you'll be spoiled for choices in Rosehill.

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.

#### TURNKEY INCLUSIONS:

- FIXED PRICE SITE COSTS
- FIXED PRICE ROCK COSTS
- 900MM APPLIANCES

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Price	\$715,000
Property Type	Residential
Property ID	4603

#### Agent Details

#### Office Details

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



- 20MM STONE BENCHTOP TO KITCHEN/ENS/BATH
- DISHWASHER
- TILES SHOWER BASES
- FLOORING THROUGHOUT
- 3 COATS PAINTING TO INTERNAL WALLS
- BLOCKOUT ROLLER BLINDS
- 2 SPLIT SYSTEM + GAS DUCTED HEATING
- LED DOWNLIGHTS
- LANDSCAPING TO REAR PLUS FRONT
- CONCRETE LETTERBOX
- CLOTHESLINE
- FENCING
- REMOTE CONTROL TO GARAGE DOOR
- FLYSCREEN TO WINDOWS.
- AND SO MUCH 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.

\* Prices and inclusions are correct at the time of publication. kindly enquire with agent for availability. The First Home Buyers grant\* has been deducted from this price. If you are not eligible then add \$10,000 to the Price. 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.

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