



Lot 2119 Crib Street (Newhaven Estate), Tarneit



**NELSON 176 (885sq)**  
 4 BDR • 2 BATH • 1 CAR • 10.5km to CBD

HOME SPECIFICATION ONLY	
100mm R-Value	100
100mm R-Value	100
TOTAL AREA	176
TOTAL LAND	100
100mm R-Value	100
100mm R-Value	100

#### Bathroom & Ensuite



900mm Rangehood



Dishwasher



Towel rails & toilet roll holders



Fixed shower bases



900mm Conventional benchtop

#### Paint/ Flooring/ Windows



#### General



Lathwork



Cladding



Fixed price site costs



Fixed price rock costs



6 star energy rating

#### 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  
 0480 49 11 44



- 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.

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.