



**Lot 407 Galway Grove (Titled Land - Not Built Yet), Rockbank**

## FANTASTIC HOUSE AND LAND PACKAGE IN A FANTASTIC LOCATION .. DON'T DELAY CALL TODAY

 4  2  2  350 m<sup>2</sup>

Brand New House & Land to be constructed

Call Kevin on 0490 030 197 for more information.

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

- SPEED TO SITE – 8 weeks site start
- RELIABLE BUILD TIMES – 22 weeks build complete
- COMMITMENT TO QUALITY – Unmatched value and peace of mind offered
- SUPERIOR INCLUSIONS - Higher depreciation benefits and less maintenance requirements
- 100% FULL TURNKEY
  - AWARD-WINNING BUILDER

### TURNKEY INCLUSIONS:

- 7-Star energy compliance
- Fixed price contracts

<b>Price</b>	\$723,829
<b>Property Type</b>	Residential
<b>Property ID</b>	6837
<b>Land Area</b>	350 m <sup>2</sup>
<b>Floor Area</b>	204.38 m <sup>2</sup>

### Agent Details

Kevin Woodhoo - 0490030197

### Office Details

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



- Lifetime structural warranty
- Double glazed windows and sliding doors throughout
- Min.2kw solar on roof
- Electric hot pump hot water service
- Modern and appealing facade choices
- 2590mm ceiling heights
- 1800mm high timber paling/Colorbond including wing fence and gate
- Landscaping to front and rear
- Letterbox and fold out clothesline
- 20mm mineral benchtops to kitchen, bathroom and ensuite
- Recessed LED downlights throughout
- Freestanding white acrylic bath to bathroom
- Tiled shower bases with chrome waste outlet to bathroom and ensuite
- 450mm x 450mm ceramic floor and wall tiles to all wet areas
- Timber laminate flooring to ground floor entry, hallway, living areas and kitchen
- Block out blinds to all bedrooms and living areas
- Multi head split system heating and cooling – 7KW to main living area and 2.5KW to master bedroom with outdoor condenser unit
- AND 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. Base price includes standard brick façade. Price/information is subject to change without notice. Images and facades are for illustration purpose only and some facades are upgrade facades. House is yet 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.