



42 Barrett Street (Titled Land), Lancefield



## TITLED LAND .. READY FOR CONSTRUCTION

4 Beds 2 Bathrooms 2 Car Spaces 816 m<sup>2</sup>

**Grandview Estate offers its residents easy walking access to the historic and tree lined High street where you will find a host of cafes and restaurants, art and antique stores, and retail offerings. All set amongst a number of enchanting 19th century buildings. As Lancefield is quickly becoming a popular location for wine growers, many excellent cellar doors have also been popping up in recent times.**

**For the everyday needs of your family, Grandview estate is an easy commute to a variety of educational, medical and other social services. A 15 minute drive to Clarkefield provides a direct train service to the Melbourne CBD.**

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:

- 7 STAR RATING AND NEW NCC REQUIREMENTS INCLUDED

Price	\$635,000 TO \$645,000
Property Type	Residential
Property ID	6840
Land Area	816 m <sup>2</sup>
Floor Area	235 m <sup>2</sup>

### Agent Details

Kevin Woodhoo - 0490030197

### Office Details

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



- FIXED PRICE SITE COSTS
- FIXED PRICE ROCK COSTS
- 900MM APPLIANCES
- 20MM CAESARSTONE 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
- REMOTE CONTROL TO GARAGE DOOR
- FLYSCREEN TO WINDOWS AND SLIDING DOOR.
- 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.

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