

Just Listed



52 Barrett Street, Lancefield



## FINAL opportunity in the Grandview Estate

4 2 2 816 m2

**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 CONTACT AGENT - 0490 030 197

Property Type Residential

Property ID 7012

Land Area 816 m2

Floor Area 208 m2

### Agent Details

Kevin Woodhoo - 0490030197

### Office Details

Victorian House & Land Specialists  
8 Universal Way Cranbourne West  
VIC 3977 Australia  
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
- 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.

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.