

HOUSE & LAND PACKAGE

12 BOTTLEBRUSH STREET, MT. DUNEED



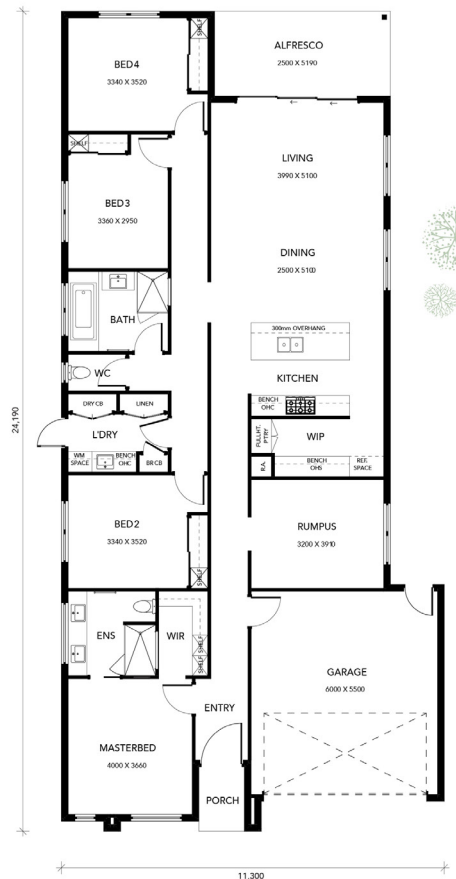
PRICE \$814,000

COASTAL RISE - JUST MINUTES FROM TORQUAY

Location Location Location! This property is located just minutes from Torquay's Surf Coast situated 15 minutes from Geelong and has close access to the Melbourne Freeway. With Armstrong Creek's local Shopping Centre is just minutes away, this location has it all. Enquire today!

INCLUDES

- Site costs included to H2 Waffle slab
- Rendered Hebel (with 4 coat render finish) or Brick veneer
- Colorbond or tiled roof including sarking
- Hardwood flooring (floating) and quality carpets
- 5 star rated ducted central heating plus evaporative cooling
- LED downlights throughout
- 7-Star energy rating
- 6.6KW Solar System
- 20mm Deluxe range Caesarstone benches to kitchen, bathrooms, laundry & pantry
- 900mm wide kitchen appliances and dishwasher
- Tiled shower base and shower ledge in ensuite & bathroom
- 2340mm internal door height
- 2700mm ceiling height throughout
- Soft close joinery throughout
- Exposed aggregate driveway and paths to house
- 1200mm wide entry door including digital door lock
- Square set cornices
- Double Glazing
- Window coverings
- Flyscreens to windows and sliding doors
- NBN provisioning and recycled water connection if needed
- Sectional garage door including remotes
- 3 coat paint application



Georgie Goodear
p. 0407 291 053
e: georgie@hudsonridge.com.au



Kara Leckie
p. 0483 889 577
e: kara@hudsonridge.com.au