



# HOUSE & LAND

# \$687,898\*

**HARRIOTT ESTATE – ARMSTRONG CREEK**

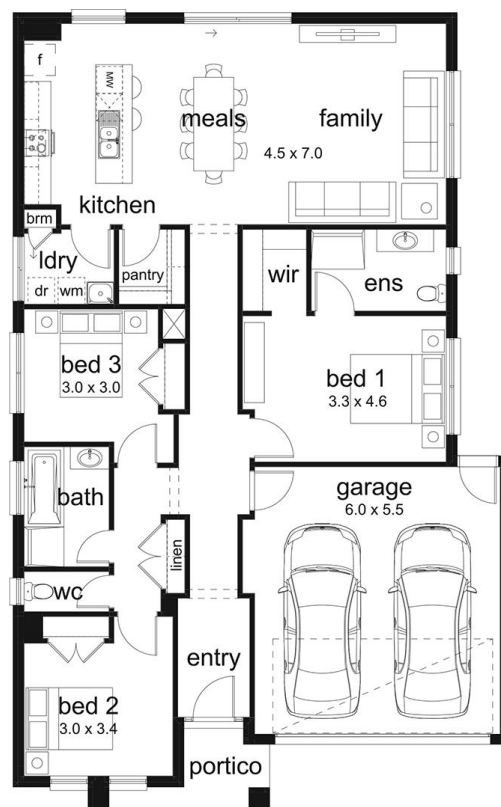
Lot 1143 Amphitrite Way  
Armstrong Creek VIC 3217

3 2 2 1

**Alberta 19 Alia Façade**  
(Aspirations Series 3)

Home size: 19.30sq Land size: 388.00m<sup>2</sup>

- ✓ 2KW PV Solar Panels System
- ✓ Heat Pump Electric Hot Water Service
- ✓ NCC 2022 Compliant
- ✓ 7 Star Energy Rating
- ✓ Site Costs Allowance
- ✓ Developer/Estate Covenant Requirements
- ✓ Recycled water connection
- ✓ NBN Co. basic package with provision for future connection
- ✓ 2730mm ceiling height throughout single storey home
- ✓ Remote control to garage door
- ✓ 900mm Stainless Steel Appliances
- ✓ Gas ducted heating
- ✓ Floor Coverings
- ✓ Integrated dishwasher to match kitchen cabinetry
- ✓ Current Promotion
- ✓ 20mm Caesarstone benchtops to kitchen
- ✓ Undermount sink
- ✓ 20mm Caesarstone benchtops to bathroom and ensuite
- ✓ Tiled shower bases
- ✓ Overhead cupboards to laundry (up to 900mm)
- ✓ Laminate laundry cabinet with 45lt stainless steel trough
- ✓ 20 downlights



Go to [dennisfamily.com.au](http://dennisfamily.com.au) or call  
**1800 DENNIS** for more information.

Rob Roszbach 0408758767

Reference HL0047947

**HARRIOTT**  
AT ARMSTRONG CREEK