

Property Package Fixed Price

Voltaire

25 Devesha Drive Armstrong Creek VIC 3217



\$782,399

Close to Nature Street Park (150m) for immediate local green space. Within 1.3 km of multiple grocery options including Coles Armstrong Creek (1.3 km) and Armstrong Creek Doctors (1.3 km) nearby for health services. Nearby dining and cafes such as Sweet India Geelong (650m) and 2141 Coffee (900m) offer local food and beverage choices.

LAND PRICE \$385,000	LAND SIZE M ² 402.0
BUILD PRICE \$397,399	BUILD SIZE M ² 183.59
LAND REGISTRATION Titled	EST. RENTAL RETURN P/W ON REQ.

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FLOOR PLAN

SINGLE DWELLING

Total Area

183.59 m²

4

2

2

The floor plan shows a single dwelling with the following rooms and dimensions:

- BED 4:** 2950 X 2900
- LOUNGE:** 3290 X 3230
- FAMILY:** 5420 X 3550
- MEALS:** 3020 X 3700
- KITCHEN:** (adjacent to MEALS)
- WIP:** (adjacent to KITCHEN)
- WIR:** (adjacent to BED 4)
- LDRY:** (adjacent to WIR)
- BATH:** (adjacent to LDRY)
- WIR:** (adjacent to BED 3)
- ENS:** (adjacent to WIR)
- WIR:** (adjacent to ENS)
- MASTER SUITE:** 3550 X 3250
- ROBE:** (adjacent to MASTER SUITE)
- BED 2:** 2900 X 3550
- ENTRY:** (central entryway)
- PORCH:** (front porch)
- GARAGE:** 6010 X 5500 (containing two cars)
- LINEN:** (adjacent to ENTRY)

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

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