

Property Package Fixed Price - Full Turnkey

WARRALILLY ESTATE

1506 Williams Rd ARMSTRONG CREEK VIC 3217



\$885,200

10 minute drive to Torquay's famous beaches, the award winning wineries on the Bellarine Peninsula, and Geelong's vibrant CBD and waterfront
Including Geelong Lutheran College which opened its junior and senior campus (P-8) in 2009. Armstrong Creek School, St Catherine of Siena Catholic Primary School and the relocation of Oberon High School.
Easy access to shops, supermarkets, cafes and dining, Armstrong Creek major retail town centre

LAND PRICE \$422,500	LAND SIZE M ² 426.0
BUILD PRICE \$462,700	BUILD SIZE M ² 204.0
LAND REGISTRATION Titled	EST. RENTAL RETURN P/W ON REQ.

SYED JAFAR
0417122787
jafar@xpansion.com.au

FLOOR PLAN

DUAL KEY

Total Area 204.0 m²



4+2



2+1



2



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.