

Property Package Fixed Price - Full Turnkey

WARRALILLY ESTATE
11953 Caspian Crescent ARMSTRONG CREEK VIC
3217



\$862,650

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 \$398,000	LAND SIZE M ² 392.0
BUILD PRICE \$464,650	BUILD SIZE M ² 204.5
LAND REGISTRATION Q2 2027	EST. RENTAL RETURN P/W ON REQ.

SYED JAFAR
0417122787
jafar@xpansion.com.au

FLOOR PLAN

DUAL KEY

Total Area204.5 m²


3+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.