

Co Living Package Fixed Price - Full Turnkey

Armstrong Waters Estate
837 126 Barracouta Drive Armstrong Creek VIC
3217



\$870,000

LAND PRICE \$475,000	LAND SIZE M ² 480.0
BUILD PRICE \$395,000	BUILD SIZE M ² 171.0
LAND REGISTRATION Registered	EST. RENTAL RETURN P/W ON REQ.

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FLOOR PLAN

SINGLE DWELLING

Total Area

171.0 m²

4

4

2

Room Details and Dimensions:

- Master Suite:** Includes a walk-in wardrobe (W.I.R.), bathroom, and ensuite (ENS.).
- Bedrooms:** BED 2, BED 3, BED 4, and a fourth bedroom (labeled with a dashed line).
- Bathrooms:** Includes a main bath, W.C., and M/H.
- Kitchen:** Features a kitchenette (KITCH.) and a dining area (DINING).
- Living Area:** Includes a living room (LIVING) and a linen closet (LINEN).
- Garage:** A large garage area with a sectional garage door (D01).
- Entry:** Includes a porch and a main entry area.

Dimensions and Notes:

- Overall dimensions: 1.8 x 2.1, 2.67 x 2.1, 4.8 x 2.1, 0.92 x 2.1, 1.46 x 1.8, 0.6 x 1.8.
- Door types: D01 (Sectional Garage Door), D02, D03, D04, D05, D06, D07, D08, D09, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100.
- Window types: W01, W02, W03, W04, W05, W06, W07, W08, W09, W10, W11, W12, W13, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W28, W29, W30, W31, W32, W33, W34, W35, W36, W37, W38, W39, W40, W41, W42, W43, W44, W45, W46, W47, W48, W49, W50, W51, W52, W53, W54, W55, W56, W57, W58, W59, W60, W61, W62, W63, W64, W65, W66, W67, W68, W69, W70, W71, W72, W73, W74, W75, W76, W77, W78, W79, W80, W81, W82, W83, W84, W85, W86, W87, W88, W89, W90, W91, W92, W93, W94, W95, W96, W97, W98, W99, W100.
- Other features: 150MM STEP DOWN TO PORCH, 150MM STEP DOWN TO GARAGE, REMOVABLE HINGES TO DOORS WHERE PAN IS WITHIN 1.2M FROM DOOR.

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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