

Property Package Fixed Price

Warralily

11913 Simpson Circuit Mount Duneed VIC 3217



\$833,165

Warralily is located right where the vibrant city of Geelong meets all the relaxed pleasures of the Surf Coast. Create and enjoy a happy, healthy lifestyle in a place that's rich with all the facilities you need. Schools and shopping, playgrounds and sporting facilities are set in a stunning landscape of wide-open spaces and natural beauty. Blue skies are calling you to a new way of living. The joy of building your new home on land you've chosen is something very special. It's even more special building a life at Warralily; a thriving, authentic community filled with great people. It combines the best of everything new with a traditional close-knit community spirit. Warralily has been designed to bring the community together, from our open spaces and amenities to events and activities the whole family can

LAND PRICE \$433,000	LAND SIZE M ² 448.0
BUILD PRICE \$400,165	BUILD SIZE M ² 233.22
LAND REGISTRATION Mar '27	EST. RENTAL RETURN P/W ON REQ.

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FLOOR PLAN

SINGLE DWELLING

Total Area 233.22 m²



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2



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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.