

Property Package Fixed Price

Merindah

303 Countess Street Armstrong Creek VIC 3217



\$703,367

Walking distance to community hub, local shopping precincts, primary and high schools, restaurants and cafes
Close to Barwon Heads, Ocean Grove, Torquay, Geelong CBD
Near open spaces, winding walking and cycling paths, conversation parks and sporting grounds abound

LAND PRICE \$350,000	LAND SIZE M ² 294.0
BUILD PRICE \$353,367	BUILD SIZE M ² 136.83
LAND REGISTRATION Titled	EST. RENTAL RETURN P/W ON REQ.

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FLOOR PLAN

SINGLE DWELLING

Total Area

136.83 m²

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The floor plan shows a rectangular building with overall dimensions of 13300 (vertical) by 10400 (horizontal). The layout includes:

- Bedrooms:** BED 3 (2750 X 2900), BED 2 (2750 X 2900), and MASTER SUITE (3190 X 3000) with an attached wardrobe (WIR).
- Bathrooms:** ENS (Ensuite) and BATH.
- Living Areas:** FAMILY / MEALS (6190 X 3340) and KITCHEN (6010 X 3500).
- Garage:** A large garage area (6010 X 3500) with a car icon.
- Entry and Storage:** ENTRY, LINEN, and a study (STUD.NK).
- Other Features:** Two robes (ROBE) near the bedrooms, a laundry room (LDY), and a front porch.

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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