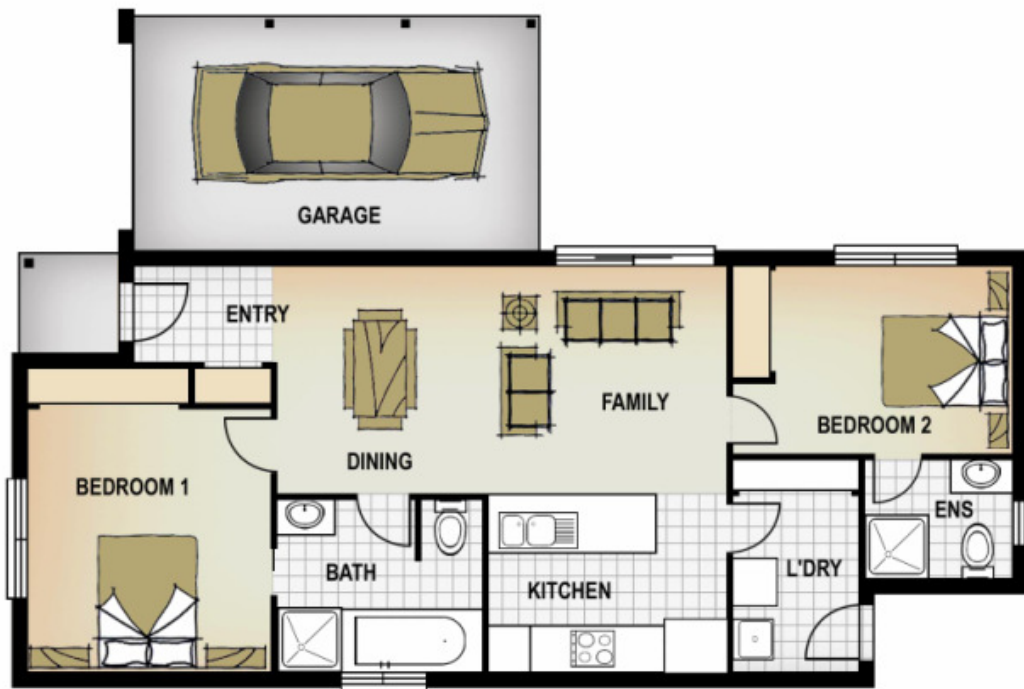


You Will Love The Design!!

BORONIA SEBASTOPOL



FEATURES: * 2 generous bedrooms with ensuite and ensuite style bathrooms * 6 Star Energy Rating
* gas ducted heating * open plan living * 2 toilets * remote control garage door * window furnishings * flyscreens
* external exit from laundry

This is a fantastic home for the First Home Buyer. The well-designed floor plan has many attractions. The first and main attraction is each bedroom has direct access to its own bathroom. Yes **two ensuites!!** No sharing of bathrooms creates many options in living arrangements. With both bedrooms at either end of the house you will have complete privacy.

The kitchen is in a handy position looking out onto the family room. It will attract all your friends and family when they come around. You will enjoy the Omega stainless steel appliances including dishwasher so you don't have to spend your time washing the dishes after entertaining.

Other attractions include our comprehensive standard inclusions as we believe that when you buy a new home EVERYTHING should be included. These inclusions include complete quality window and floor furnishings, gas ducted heating, 2 phone points, 2 TV points, TV antenna, 12 months free access to the Internet, complete easy care landscaping, clothesline, remote control garage door, flyscreens, driveway, brick letterbox. Move in, put your feet up and enjoy!

This home has a 6 star energy rating. This is higher than most new homes. You will save on your energy costs. A solar hot water system will be installed to reduce your hot water heating costs up to a whopping 60%!! (see www.saveenergy.vic.gov.au for more information)

All of this in a fantastic location with supermarkets (Coles, Safeway & Aldi), speciality stores for all your shopping convenience, schools, pubs, public transport nearby. You will also notice how close to the city this home is.

Contact Brendan Barclay NOW on 0409 410 911 to ensure **maximum** stamp duty savings and before you know it you will be unwrapping your sparkling brand new home.

** floor plan is indicative only