

A row of modern, two-story townhouses at night, illuminated from within, with a red car parked in front. A red banner in the top left corner reads "Sold". The townhouses feature a mix of light-colored siding and dark brickwork, with large windows and balconies. The scene is set against a dark blue sky with some clouds. The address "44 Nolita Walk, Point Cook" is displayed in the bottom left corner.

[illegible]

 4  2  2  156 m²

Price	SOLD for \$539,000
Property Type	Residential
Property ID	78
Land Area	156 m2
Floor Area	196.58 m2

Agent Details

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Sterling

Realty

When heading into the Melbourne CBD, you'll have the opportunity to take

advantage of Upper Point Cook's easy access to the M1 Freeway which is conveniently positioned just east of the townhomes.

Features:

- **UP TO \$25,000 GRANT FOR ELIGIBLE BUYERS!**
- \$10,000 First Home Owner Grant
- Plus \$15,000 for eligible buyers under the new home builder scheme
- 5% deposit and balance on completion
- Stamp duty savings
- Timber Laminate & Carpet throughout
- Stone benchtops
- 900mm Stainless Steel Kitchen Appliances
- Double bowl stainless steel kitchen sink
- Elevated ceilings to ground floor (2740mm approx.)
- LED Downlights throughout
- Colourbond Sectional Garage Door
- Letterbox and Clothesline included
- Landscaping included
- Fencing included
- NBN connection available
- Complete split system cooling package included if you buy before the end of November 2020
- Interior colour selection options available
- Kitchen, bathroom, wardrobe and skylight upgrades available
- Display home inspections available
- 2 floorplan options offered - 21.16sq 4 bedroom and 29.60sq 5 bedroom + study
- Inclusion list available on request

This opportunity is a no-brainer - if you're looking to invest or start your property journey in the west and want to take advantage of the recently introduced HomeBuilder Government Grant register your interest with Scott Perry on 0439595461 to receive more information.

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