



Lot 26 Clematis Drive, Halls Gap



## Top Quality New Build – Save Stamp Duty

Highly regarded local builder offers you the opportunity to buy this delightful Grampians house and land package off the plan and save thousands in government stamp duty.

Ready to move into with floorcoverings, window furnishings, light fittings, painting, appliances, split system and combustion heater the building takes full advantage of the splendid mountain views that cannot be built out.

Using long term low maintenance external materials the floor plan's focus is the beautiful outlook from the lounge, dining, kitchen and upstairs multi-purpose room. The all electric kitchen and dining combines with the reverse cycle air conditioned lounge opening onto a shady front verandah. A solid fuel combustion heater is centrally located to give economical heating to the whole home with the heat rising to the first floor on those crisp winter days. The two downstairs bedrooms are doubles with an ensuite to the main. Upstairs the multi-purpose room is accessed via the timber staircase and the floor to ceiling windows frame the mountains perfectly.

An under roof seven by five metre garage and storage space with panel lift door is under the main roof and provides direct secure access into the house.

Located on a 1226 sq metre block in a quiet court setting this is the perfect way to relax and enjoy Halls Gap and the mountains.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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**Price** SOLD for \$549,000  
**Property Type** Residential  
**Property ID** 2340

### Agent Details

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**Monaghan's**  
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