

ROOM TO SOAR

Skymont

OFFICER



Beautiful Home with all the Hard Work Done For You

7 SOMERSET STREET (LOT 126) OFFICER

PRICE: \$645,000

This modern and stylish Beachwood home fantastically situated in the highly sought-after Skymont Estate, is sure to tick all the boxes for first or second home buyers and investors. Offering a great versatile custom designed floor plan that allows for comfortable living. The home consists of four spacious bedrooms, full walk in laundry, pantry, open plan kitchen and family area, two bathrooms, elevated alfresco with views for outdoor entertaining and a double car lock up garage.

Some features & inclusions:

- 4 Bedrooms, Full Walk in Laundry, Alfresco, 2 Bathroom, 2 Car Garage
- 3000 mm ceiling height to rear open areas.
- 40mm Engineered Stone Benchtops to Kitchen & Island benchtop
- Provision for future Evaporative Cooling system
- Gas Ducted Heating to living areas and bedrooms
- Fisher & Paykel 900mm wide S/S - under bench electric oven, gas cooktop, slide out rangehood.
- Fisher & Paykel' 600mm wide S/S dishwasher.
- Double bowl undermount S/S sink with 'matt black' sink mixer
- Laminate flooring throughout with carpet to bedrooms
- Laminate overhead cupboards in Laundry
- Wall recess "niche" in en-suite and family bathroom shower



Indicative Front Render

Home Currently Under Construction in the Skymont Estate

- Exposed aggregate driveway and Merbau deck in alfresco area
- Decowood 'Timberlook' steel Garage door
- Basic Landscaping to front & backyard
- Generous PowerPoints & outlets throughout
- "Chromagen" solar hot water system with gas booster and two roof mounted solar collectors.
- LED downlights throughout the house
- Double glazing on most windows with insect screens and fiberglass mesh to all openable windows
- Alarm system 'Bosch 2000'
- 6 Star Energy Rating
- Developer Requirements Included

Located on the North side of the Princes Hwy, Skymont offers a quiet and tranquil living experience while being only a few minutes from local shops, entertainment and amenities. It is also near Pakenham Central, Berwick Central and Fountain Gate Shopping Centre.

For those with children, there are 12 schools local to the area with Officer Secondary College only a short drive away. This estate connects to the end of Grandview estate, which has a good reputation with many larger, impressive, architecturally designed homes.

