



5 Buckland Court, Yea



## NEW 7.0 ENERGY RATING - 50 YEAR STRUCTURAL WARRANTY

\*\*\* Brand new - pre-handover modifications available \*\*\*

Positioned in a tightly held, desirable pocket of Yea, walking distance to Yea Golf Club, Yea High School, shops and attractions of town, 5 Buckland Court is a premiere offering: a brand new build on 714 sqm, including 50 year structural guarantee, 7.0 star energy rating and high-end fixtures and finishes. Not one to be missed.

Comprising 4 bedrooms (with built-in/walk-in robes) plus study, 2 bathrooms (incl ensuite to master), open plan kitchen / meals / family room and separate living space, full laundry and double lock-up garage, this floor plan meets every need.

This BlueScope steel frame build, with Colorbond roof makes use of European uPVC double glazed windows and doors and aluminium fly screens for high class and thermal comfort. Additionally there is a 16 panel solar system.

🛏 4 🚿 2 🚿 6 📏 714m2

**Price** BRAND NEW | MODIFICATIONS AVAILABLE

**Property Type** Residential

**Property ID** 786

**Land Area** 714 m2

**Floor Area** 207 m2

### Agent Details

Joel Taylor - 0457920684  
Angelo Enright - 03 9730 2333

### Office Details

Integrity Real Estate - Yarra Glen

Externally there is space and plumbing prepared large space for shed to store caravans, boats, man cave etc fully concrete / coloured SEALED driveways and pathways with secure, landscaped backyard (fully fenced).

\*\*\* The owner is capable of adding modifications, such as sheds or other improvements, at buyer's expense and upon request - discuss with the agent \*\*\*

Live in style at 5 Buckland Court – text BUCKLAND to 0448 820 022 for your exclusive viewing today.

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.

SHOP 2 38-40 Bell St Yarra  
Glen, VIC, 3775 Australia  
0407 531 226

**Integrity**  
Yarra Valley & Kinglake Ranges