



**Townhouses | 3-4 Bed | 2-3 Bath | 2 Car | Price from: \$1,670,000**

**Lot 1 | 4 Bed | 3 Bath | 2 Car | 159 sqm Floor area | Price: \$1,725,000**

**Lot 2 | 3 Bed | 2 Bath | 2 Car | 163 sqm Floor area | Price: \$1,670,000**

**Applicable Stamp Duty Reduction Policy**

**Convenient Core Location**

Anticipated Completion Q2-2025

School Zone:

Alphington Primary School

Thornbury High School



# Property Highlights

**Spacious Open-Plan Living:** Herringbone parquet laminate flooring in the main areas and bedrooms, with carpet on the stairs for added comfort.

**Modern Kitchen:** Equipped with SMEG premium appliances, including an oven, microwave, and dishwasher. The kitchen island features natural Italian marble for a luxurious touch.

**Thoughtful Lighting Design:** 35 warm LED downlights throughout the home create a bright and cozy atmosphere, complemented by exterior sensor lights in sleek black designs.

**Elegant Details:** USB-compatible switches and power outlets, matte black hardware throughout, enhancing the overall sophistication of the home.

**Air Conditioning System:** Split heating and cooling air conditioners ensure year-round comfort.

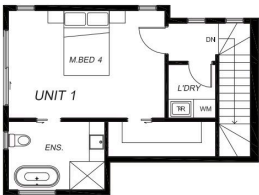




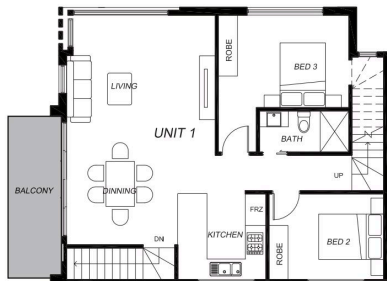


## FLOOR PLAN

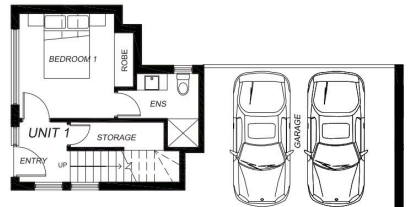
### UNIT 1



Level 2

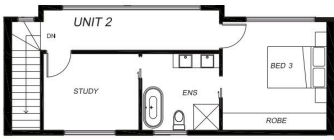


Level 1

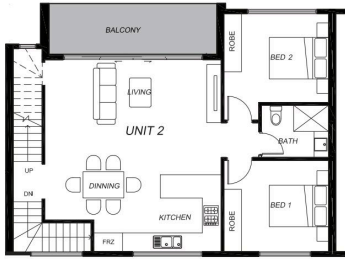


Ground Level

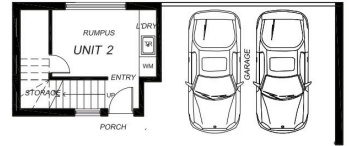
## UNIT 2



Level 2



Level 1



Ground Level



### Public School Zone:

**Alphington Primary School | 1.2km**

**Thornbury High School | 4.4km**

### Transport:

**Convenient Living Area Darebin railway station | 400m**

**Darebin Bus Station | 100m**

### Lifestyle:

**Sparks Park | 300m**

**Alphington Agricultural Market | 1.3km**

**Ivanhoe Plaza | 950m**

