8/10 ROUKE STREET, LILYDALE, VIC, 3140









FOR SALE

“ROYALE GARDEN ROUKE” – PLUS SIZED THREE BEDROOM TOWNHOUSE!

This stylish and modern three-bedroom townhouse is perfect for first home buyers, small families, or anyone looking to enjoy the comfort and quality of a brand-new build. With construction set to begin at the end of 2026, this off-the-plan opportunity offers the chance to secure your home early and benefit from various incentives such as the $10,000 First Home Owner Grant and an off-the-plan stamp duty concession.

The ground floor features an L-shaped open-plan layout that seamlessly connects the living and dining areas, with a beautifully designed kitchen at the heart. The kitchen boasts Caesarstone island bench tops, ample cupboard space, soft-close drawers, and a pantry, making it ideal for home cooks. A convenient European-style laundry and powder room are also located on this floor, while the living area opens out to a deck and private garden space, perfect for relaxing or entertaining.

Upstairs, you’ll find three well-appointed bedrooms, all with built-in robes, including a master bedroom with its own full ensuite. The first floor also houses the main bathroom, a spacious family room, and a study nook, providing plenty of space for work and play.

Additional features of this high-quality home include split-system air conditioning, energy-efficient LED downlights, NBN-ready cabling, and a security alarm system. A detailed inclusions list is available upon request to ensure you have all the information you need about this premium property.

Located just 750m from Lilydale Station and the vibrant shops and cafes of Main Street, this townhouse offers convenient living in a sought-after area. With easy access to public transport and local amenities, everything you need is within reach.

Don’t miss out on this opportunity to own a brand-new home from the renowned builders at WestUrban. Act now and secure your future in this beautiful townhouse before construction begins.

Disclaimer: All information provided has been prepared with care; however, we make no guarantee as to the accuracy of the information. Prospective buyers are advised to make their

3 BED | 2 BATH | 2 CAR

PRICE:
$820,000

OPEN FOR INSPECTION:
N/A

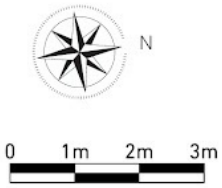


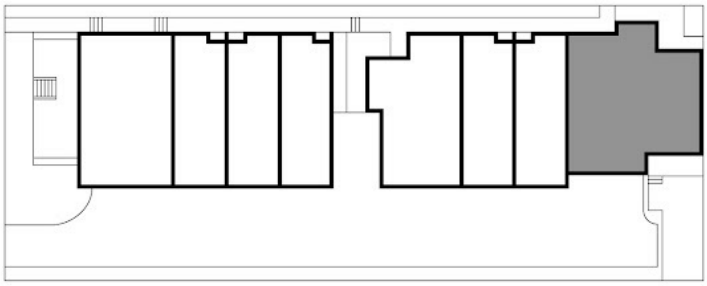
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10 Rouke St

LILYDALE

Townhouse 8





Internal Area 170.4 sqm
+42.8 sqm P.O.S.

- 3 Bedrooms
- 1 Family Room
- 1 Powder Room
- 1 Study
- 2 Bathroom
- Double Garage



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

GROUND FLOOR

FIRST FLOOR

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Disclaimer: Every precaution has been taken to verify the accuracy of the above details.
However, prospective purchasers are advised to make their own enquiries.
We do not accept responsibility for any errors or omissions.

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