4/10 ROUKE STREET, LILYDALE, VIC, 3140









FOR SALE

“ROYALE GARDEN ROUKE” – PLUS SIZED TWO BEDROOMS AND STUDY!

This soon to be constructed tri-level townhouse is ideal for first home buyers, investors, or those looking for the pristine feel of a brand-new build. Located just 750 meters from Lilydale Station and the bustling Main Street’s shops and cafes, it presents a fantastic opportunity to own a contemporary home in a thriving area.

The ground floor features a single remote garage with internal access to a cozy sitting room, ample storage space, and a European laundry. The first floor opens to a well-designed study area and a convenient powder room, followed by an open-plan kitchen that flows seamlessly into the living area. The kitchen boasts luxurious Caesarstone benchtops, pantry, soft-close drawers, and plenty of cupboard space. Sliding doors from the living room lead out to a spacious balcony, perfect for enjoying the fresh air and natural light.

On the second floor, you'll find two generously sized bedrooms, each with built-in robes, and a beautifully appointed main bathroom with vanities finished in stone benchtops, adding a touch of elegance.

This townhouse comes with an array of additional features, including split system air conditioning, energy-efficient LED downlights throughout, NBN-ready cabling, a security alarm system, and much more. A comprehensive inclusions list is available upon request, showcasing the thoughtful details of this quality build by WestUrban.

Located within easy reach of public transport and local amenities, this townhouse provides convenience in a desirable location. The First Home Owner Grant of $10,000 and off-the-plan stamp duty concessions make this an even more appealing option for those looking to enter the property market.

Construction is set to commence at the end of 2026, so get in early and secure your future today with this exceptional home! Other townhouses are also available. Contact us now for more information.

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

2 BED | 1 BATH | 1 CAR

PRICE:
$670,000

OPEN FOR INSPECTION:
N/A

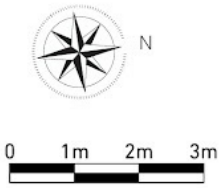


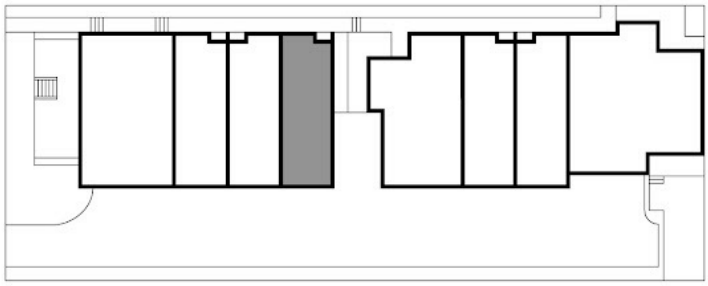
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10 Rouke St

LILYDALE

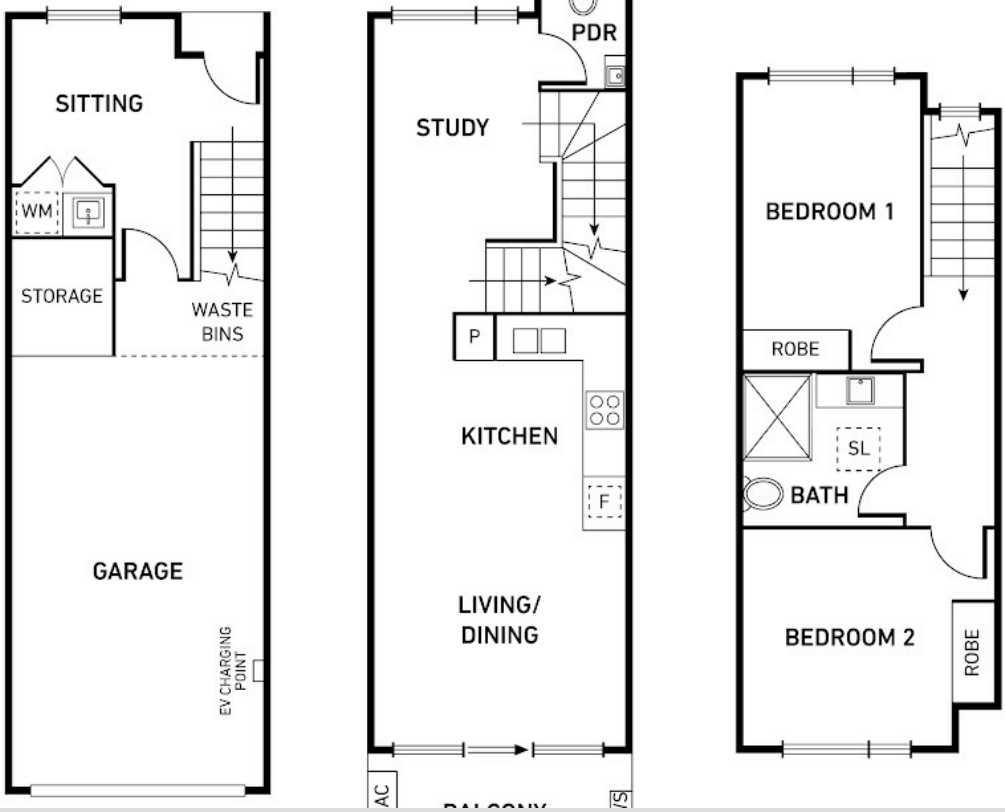
Townhouse 4





Internal Area 116.5 sqm
+8.5 sqm Balcony

- 2 Bedrooms
- 1 Sitting Room
- 1 Powder Room
- 1 Study
- 1 Bathroom
- Single Garage



GROUND FLOOR FIRST FLOOR SECOND FLOOR

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.

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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