



## FOR SALE

### BRAND-NEW LUXURY TOWNHOUSE – SECURE OFF-THE-PLAN TODAY!

**\*CONSTRUCTION READY TO COMMENCE!**

Secure your place in this boutique development with this off-the-plan opportunity, offering a thoughtfully designed three-bedroom, two-bathroom townhouse in a prime Wantirna location. With construction yet to commence, now is the perfect time to secure a modern, high-quality home with premium inclusions and stylish finishes.

Designed for contemporary living, the floor plan offers a ground-floor master suite with a built-in robe and ensuite, complemented by two additional bedrooms upstairs, both with generous storage. A dedicated study space provides the perfect work-from-home setup, while the open-plan kitchen, dining, and living area flows seamlessly to the outdoor alfresco, ideal for entertaining. The designer kitchen features 20mm stone benchtops, soft-close cabinetry, a walk-in pantry, and a suite of stainless-steel appliances, including a 900mm gas cooktop, electric oven, and dishwasher.

Luxury finishes extend throughout the home, with engineered flooring in main areas, quality carpets in bedrooms, and tiled wet areas. Bathrooms include floor-to-ceiling tiles, stone vanity tops, freestanding acrylic baths, and chrome tapware. Additional features include ducted refrigerated cooling and heating, an oversized double garage with internal access, and a landscaped private yard.

Built to high energy-efficiency standards, the home will include ceiling and wall insulation, a water tank, and provisions for NBN connectivity. Situated close to schools, parks, shopping, and easy freeway access, this is a rare opportunity to buy into a sought-after area with the benefit of brand-new construction.

Don't miss out—enquire today for plans, inclusions, and further details.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,365,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Scott Collins**  
**0499005265**  
scottcollins@atrealty.com.au  
[scottcollins.com](http://scottcollins.com)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

FLOOR AREAS

GROUND FLOOR:	92.35 m <sup>2</sup>
FIRST FLOOR:	54.00 m <sup>2</sup>
GARAGE:	38.00 m <sup>2</sup>
PORCH:	4.20 m <sup>2</sup>
ALFRESCO:	15.50 m <sup>2</sup>

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.