



# FOR SALE

## BRAND NEW STYLE, SPACE & CONVENIENCE IN THE HEART OF FERNTREE GULLY

INSPECTIONS AVAILABLE BY APPOINTMENT ONLY. ENQUIRE NOW TO ARRANGE YOURS!

A striking new build positioned in a walk-to-everything pocket of Ferntree Gully, this two-bedroom, two-bathroom townhouse delivers contemporary living with quality finishes throughout. Just metres from local shops, cafés and buses, and only a short stroll to Ferntree Gully Station, it offers an unbeatable blend of lifestyle and convenience ideal for homeowners and investors alike.

The light-filled first floor showcases open-plan living and dining with wide engineered-style flooring, split-system heating/cooling, and a seamless connection to the private balcony, perfect for morning coffee or relaxed entertaining. The adjoining kitchen is beautifully finished with stone benchtops, Technika appliances, a gas cooktop and dishwasher, all set against a full stone-look splashback.

Accommodation is thoughtfully zoned, with one bedroom upstairs beside the main bathroom and the second bedroom privately positioned on the ground floor with its own ensuite, ideal for guests, multigenerational living or work-from-home separation. Both bathrooms feature floor-to-ceiling tiling and modern fixtures for a clean, timeless feel.

Some additional features include:

- \*Secure remote single garage with internal access
- \* Split-system heating/cooling to living and both bedrooms
- \* Double-glazed windows where specified
- \* LED downlights, NBN-ready cabling and quality internal finishes throughout
- \* Landscaped courtyard and private entry porch

Buyers may also be eligible for Victorian Government incentives for new homes, including the First Home Owner Grant (FHOG) and stamp duty concessions, subject to eligibility and approval.

Perfectly placed with shops at your doorstep, major supermarkets moments away, schools and

2 BED | 2 BATH | 1 CAR

PRICE:

\$704,000 - \$750,000

OPEN FOR INSPECTION:

N/A



**Scott Collins**

**0499005265**

scottcollins@atrealty.com.au

scottcollins.com