

**16/15 Albert Hill Road, Lilydale, Vic 3140**



**Sold Townhouse**

Wednesday, 17 January 2024

16/15 Albert Hill Road, Lilydale, Vic 3140

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Josh Stokes  
0438691414



Mahima Kapoor  
0432288933

**\$580,000**

This property was sold off market. For further information please contact Josh Stokes on 0438 691 414. This is yet another quality product from a premium developer with all EIGHT of their recent Lilydale developments being sold out in full in ultra quick time! Quality developments in Baker St, McComb St (x2), Slevin St, Anderson St (x2), Deschamps St and Cave Hill Rd are now followed by the new and exciting development on Albert Hill Road, Lilydale! Designed over 2 intricate levels, this home features Australian hardwood flooring and staircase, two large bedrooms with robes, sparkling contemporary ensuites across both levels, a simply stunning kitchen with stone benches, modern stainless steel appliances and a large pantry and dishwasher as well as raked high ceilings plus an abundance of natural light. Offering a private rear yard that has room for the barbecue whilst a sun-drenched balcony provides yet another place to entertain family and friends. Complete comfort is provided by heating and cooling throughout with a 6 star energy rating and recycled water tanks adding money saving features. The garage with large storage area has direct internal access providing added convenience. Positioned for a lifestyle of comfort and convenience, within walking distance to Mt Lilydale Mercy College, Lilydale Village shopping, Main Street cafes and restaurants, transport including the Lilydale metro train station - there is nothing you will miss out on here. It even offers close proximity to the ever-growing Chirnside Park district. Also in such close proximity to the Lilydale Lake and the abundance of wineries associated with the magnificent Yarra Valley, you'll wonder how you ever lived anywhere else. Below you will find further features and benefits of this magnificent property -

- Outer - 1. Entire lower level - made from Austral Nubric. Australia's leading brick manufacturer
- 2. Upper level - 2 claddingsa. Hebel by CSR - a concrete panel, fire rated, <https://hebel.com.au/> a product that is energy efficient, strong and solid and utilised on some of the most expensive developments in Melbourne.
- b. James Hardie Linea Boards - These boards do not weather, rot, or twist like timber. Like Hebel these boards are fire resistant and a brilliant product! <https://www.jameshardie.com.au/productrange/scyon-linea-weatherboard>
- 3. Roofing is steel Colorbond utilising Thermatech technology <http://www.steel.com.au/products/coated-steel/colorbond-steel/colorbond-thermatech>
- 4. Internal features - a. Hardwood Timber Flooring
- b. Stainless steel Westinghouse appliances
- c. Large Reece shower roses with rail and hand held for convenience plus shower niched. Stone bench top
- d. Rinnai hot water service
- e. High end split systems (x3)
- f. Taps, bathrooms, sinks by Reece
- 5. Extra benefits - a. Blasted exposed ag drive and porches that will last
- b. Solid brick pillars