

**529 Ridgeway Street, Rowville, Vic 3178**

**House For Sale**

Tuesday, 9 April 2024

**boutique**  
homes

**529 Ridgeway Street, Rowville, Vic 3178**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



**Samantha Lutey**  
0396744500

**\$1,236,000**

At Boutique Homes, we take care of everything, right from day one, to the day we hand you the keys - and beyond. Let us help you make your dream home a reality, enquire today!

**HOME INCLUSIONS:**

- Choice of stunning façades
- Double glazing (including sliding doors)
- 2550mm high ceilings to ground floor
- LED downlights to your entry, kitchen and open plan living area
- ILVE 900mm wide stainless steel oven, cooktop and rangehood
- Soft closers to all Kitchen, Laundry and vanity drawers and doors
- 40mm Caesarstone kitchen bench tops
- 20mm Caesarstone to bathroom, ensuite and powder room
- Built in Cabinetry to Laundry
- 3 coat Dulux Wash and Wear paint to internal walls
- Quality floor coverings throughout
- Tiled Shower Bases
- Quality designer tapware and fittings
- Microwave and dishwasher provisions
- Quality Caroma basins and tapware
- 2 x banks of pot drawers
- Overhead cupboards adjacent to rangehood
- Tiled splashback
- Aluminium stacker doors to outdoor living
- Double garage with two remote controls
- Brick Infills above all windows and doors
- 25 year structural guarantee
- 12 month service warranty
- 6 star energy rating

**ABOUT THE ESTATE:** Make your home here and join an exclusive community in a convenient, contemporary setting rich with natural beauty. Nestled alongside lush parklands and the rejuvenated wetlands of Rowville's Corhanwarrabul Creek, Bankside will be an urban sanctuary of rare and remarkable character. An emphasis on quality design will ensure you live in a neighbourhood of distinct character, with easy access to the site's natural and built form attractions, and the amenity of the wider Rowville community.

**ABOUT THE FLOORPLAN:** The Airlie fills your home with touches of luxury, making every day a special occasion. The entry hall opens onto a generous home theatre while a separate office provides a sanctuary for work and study. Access from the double garage creates a discreet service zone tucked behind the main thoroughfare - including a powder room, laundry and walk-through butler's pantry. A huge, light-filled gourmet kitchen with a versatile island bench, overlooks an open living and dining space. You'll want to socialise in the outdoor entertaining area, which is tucked under the main roofline and accessed seamlessly by sliding doors. Upstairs, an expansive master bedroom overlooks neighbourhood views, with a walk-through wardrobe leading to an ensuite that features a double vanity, oversized shower and separate WC. Behind the casual retreat space just off the landing, three more bedrooms each have built-in robes and easy access to a central main bathroom.

**ABOUT BOUTIQUE HOMES:** At Boutique, we build homes for better living. That means designing for functionality and flexibility as well as beauty. It means a commitment to quality and craftsmanship. And it means striving to provide an enjoyable process from the moment you speak to a New Homes Consultant through to completion of your new home. Boutique is a part of the ABN Group, Australia's leader in construction, property and finance. This gives us access to an extensive range of talent and experienced suppliers, which allows us to back each home with a 25 year structural guarantee and industry leading aftercare program. We're driven by a desire to build a home you will be proud of the moment you first walk through the door. Be inspired by the possibilities.

**Why you'll love building with Boutique:**

- Upfront pricing
- 25 year structural guarantee and 12 month service warranty
- Market leading standard inclusions and trusted brands
- Quality building materials

Proudly part of the ABN Group, we have been building quality new homes since 1978 ^ Price based on home type and floor plan shown and on builders preferred siting. Floor plan depicts a premium façade, designer facade shown and included in price. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. Pricing means that, subject to the terms of this disclaimer and any owner requested changes, the price advertised will be the price contained in the building contract entered into and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of subdivision and final pricing may vary if actual site conditions differ to those shown in these developers supplied documents Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land. Additions to the contract may be required in order to comply with Council and Regulatory Authority requirements which may also affect the price. April 2024 pricing shown