

Lot 109/9 Raglan Street, Daylesford, VIC, 3460



House For Sale

Saturday, 31 August 2024

Lot 109/9 Raglan Street, Daylesford, VIC, 3460

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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Crest House - welcoming, warm and intimate

Crest House is an architect designed home by JOH Architects, presented by Ardel – a smaller footprint home, perfect for downsizers.

The design features a pitched ceiling and large double-glazed windows, maximising natural light in living spaces. The open plan kitchen and dining areas are anchored by an expansive stone island bench with custom joinery and statement pendant lighting.

This home and land package through Ardel is in Middleton Field – a new neighbourhood in Daylesford.

Ardel makes architectural living accessible by commissioning limited-edition homes from leading architects. Acting as project manager, Ardel oversees the administrative and delivery phases of the home building journey. Ardel works with specialist builder Vigor Homes, who have built a reputation for excellence in delivering quality homes.

Homesite 109 (at 839sqm) is part of the Market Collection, – a new release of homesites in Middleton Field located off attractive Raglan Street at the eastern entry to Daylesford.

From Raglan Street, Middleton Field residents can walk to some of the best cafes, bars and restaurants in the region including the popular Sunday Market – an easy 3-minute walk from the Market Collection homesites.

With additional privacy, Homesite 109 is also uniquely located beside an open space corridor and walkway in Middleton Field, featuring biodiverse planting designed by leading landscape architect Acre.

If you are looking for a lifestyle change in regional Victoria, everything you need is here in Daylesford. Start fresh by building Crest House, an architect-designed sustainable home in Middleton Field.

Included features:

- Fully resolved home design by JAM Architects and can truly be recognised as an architectural home.
- Specialist home project manager, Ardel.
- Flexible floor plan to suit individual requirements. Work directly alongside the commissioning architect (fees may apply).
- Architectural lighting design.
- SMEG Appliances.
- Engineered Oak Floorboards (Made by Block).
- Custom designed joinery Passive Solar Design.
- Solar panels.
- Rainwater tank (5000L).
- Compliance with the 7-star energy rating.
- Architectural Window Systems (AWS) aluminium windows.
- Floor to ceiling tiles in main bathroom.
- Porcelain tiles throughout.
- Natural stone benchtops.
- Built with architectural trades in collaboration with Vigor Homes.
- Electric heating/cooling to living areas.
- Includes all building permits, construction preliminaries, design, external consultants and planning/DA management.

Final text: The quoted home price represents a from price (including an allowance for on-site costs). Additional site costs may apply once land is surveyed and soil reports are obtained. All home designs must comply with the Middleton Field Design Guidelines and changes may be required through the approvals process.

Artists' impressions may depict upgrade options which are not included in the purchase price unless noted in the building

contract. Furniture and furnishings are not included. Refer to documentation by JAM Architects and Ardel for specific detail relating to inclusions and available upgrades for Courtyard House. Landscaping is not included.