

# Lot 1138 Ellypark Crescent, Smiths Park Estate, Clyde North, Vic 3978

## House For Sale

Wednesday, 3 July 2024

Lot 1138 Ellypark Crescent, Smiths Park Estate, Clyde North, Vic 3978

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 392 m2

Type: House



Customer Success

**\$964,595**

Welcome to the Verona. Form and function intersect in this alluring four bedroom home, designed with family living in mind. The ground floor features a spacious and sun-drenched living area, complete with separate theatre for family movie nights and video game marathons, and a full-size study at the front of the home. The sleek modern kitchen features a generous walk-in pantry, ample storage, and beautiful flow to the open-plan living and dining space. Upstairs, the grand main bedroom will take your breath away. Featuring a large walk-in robe that flows through to an elegant double vanity ensuite. You'll also find three further bedrooms in a dedicated kids' wing, all boasting walk-in robes with access to a shared bathroom. Completing the picture is an adjoining activity area providing plenty of options for keeping the whole family entertained. Lumina Inclusions: • 7 star energy rating • All-electric home • COLORBOND® steel roof and panel lift garage door with remote • 6.6KW Solar PV system • 20mm Caesarstone Mineral® benchtops to kitchen • Selection of Haier appliances • Haier ducted reverse-cycle heating and cooling • 2590mm ceiling height to ground floor • Quality flooring throughout • Double glazing to windows • LED Downlights • Tiled splashback to kitchen Plus much more! Enquire now to chat with one of our House and Land Experts and find out more about our "Live Smarter & Save"\* promotion. Visit the Verona 40 at our display home in Redstone Estate, Sunbury. Address: 26-28 Origin Drive, Sunbury. The advertised package price shown includes the \$20k discount from Arden Homes. Arden Homes will provide a construction contract for the house and separately the owners will enter into a contract to purchase land directly from the landowner. This advertised offer is subject to availability, statutory approval and a successful settled land contract. Arden Homes reserves the right to change prices or inclusions advertised without notice. For more detailed home pricing, including details about the standard inclusions for the house and optional upgrades and variations, please talk to one of our consultants. Images shown in this brochure may depict upgraded fixtures, finishes and features including items not supplied by Arden Homes such as alfresco decking, internal and external fireplaces, window and house furnishings and landscaping. \*For details on the "Live Smarter & Save" promotion, visit <https://ardenhomes.com.au/terms-and-conditions/>. CDB-U 48276 and no part may be reproduced or copied without written consent.