

Lot 1523 Merryvale Drive, Rathdowne Estate, Wollert, Vic 3750

House For Sale

Wednesday, 3 July 2024

Lot 1523 Merryvale Drive, Rathdowne Estate, Wollert, Vic 3750

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Customer Success

\$1,074,525

Welcome to the Sedona. The beautifully appointed five bedroom Sedona prioritises harmonious living in every way, allowing families to live, work and play together in perfect balance. The main bedroom is located downstairs providing an extra level of privacy and seclusion from the rest of the home while four generous bedrooms upstairs, all with walk-in robes, give every family member their own personal space. The kitchen is perfect for gatherings including catching up with friends and family and the impressive walk-in pantry provides plenty of extra storage space. All modern living requirements have been considered including the need for a dedicated work-from-home space: the private upstairs study is the ideal area to set up for remote work or to complete school work.

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 Sedona 40 at our display home in Peppercorn Hill Estate, Donnybrook. Address: 8-10 Warrnambool Street, Donnybrook

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.