

# Lot 424/247 St Albans Road, Sunshine North, Vic 3020



## Townhouse For Sale

Tuesday, 11 June 2024

Lot 424/247 St Albans Road, Sunshine North, Vic 3020

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 68 m2**

**Type: Townhouse**



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## Register today for Collection 4

With only a limited number of Ebon homes in the LUMA neighbourhood, this singular design has been created for convenient, low-maintenance living whilst offering a genuine sense of space. A boutique one bedroom home over two levels, Ebon makes the most of a brilliant floorplan. Smart ideas include the unique kitchen, which features a Metaline splashback, pullout pantry, and a storage wall, with the option for an island bench upgrade. Ebon maximises functionality. Its light-filled, open-plan living area opens onto a large outdoor timber-decked terrace overlooking a landscaped front garden. With plenty of conveniences throughout, including a dedicated car park, Ebon presents effortless, contemporary living at its best. Ebon offers a range of sustainability initiatives including solar panels and battery storage system that will reduce your carbon footprint and help ease power bills. Offering a choice of either the Daybreak or Nightfall interior scheme, Ebon is a home you can truly make your own. Sustainability inclusions;

- 3kW solar panels with battery system
- 7-star minimum NatHERS rating
- Electric Vehicle charging point
- Double glazing
- 2,000 litre rainwater tank

LUMA is a master planned community perfectly positioned within the thriving Sunshine North location, with an abundance of open parkland and a 3,600m<sup>2</sup> central park large enough to host any activity.

**FEATURES**

- Walking distance to Albion and Ginifer Train station
- Easy access to the Western Ring Road
- Minutes to Sunshine Hospital
- 15km to Melbourne CBD

For further information we can be contacted on 03 8317 3725. A project by Development Victoria. Visit [lumaliving.com.au](http://lumaliving.com.au)