

# 35819 Railway Parade, Kalkallo, Vic 3064

LCR O'CONNOR

## Townhouse For Sale

Saturday, 29 June 2024

35819 Railway Parade, Kalkallo, Vic 3064

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 206 m2

Type: Townhouse



Amelia Price

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**\$605,700**

Cloverton is a flourishing and growing community located in Kalkallo. With two neighbourhood parks, a dog park, café, early learning centre, shopping complex with Woolworths and other speciality stores two primary schools with a third one due to open term 1, 2024 and a sports reserve planning to open next year, now is the perfect time to buy into this exciting community. Located just 38km from Melbourne's CBD, Cloverton is Victoria's largest masterplanned community. Set to become a future city for the northern suburbs, residents will have access to schools, retail centres, medical facilities and well connected public transport. Bus services are currently running through the estate and Donnybrook station close by, and future coming train station to come into Cloverton to make your commute even easier. Cloverton's location is further enhanced by the picturesque surrounds of the Merri Creek and 80 hectares of lush open space. Cloverton's water themed Livvi's playground is one of the community's most popular playgrounds ideally located next to Dwyer Street Café making it the perfect community hang out spot. Cloverton has three other parks open including the community dog park and newly opened Bike Park offering a bike ramp, bike pump station fitness equipment, playground and sheltered seating. The community will eventually have over 17 parks with walking and cycling paths and large areas of conservation spaces once completed. Cloverton gets top marks for education with a number of established schools nearby and plans for another 8 schools to be built within the community over the next 30 years. Cloverton's first two schools, Gilgai Plains Primary School and Hume Anglican Grammar's Kalkallo campus are open and will open it's third primary school in term 1, 2024. In addition, Cloverton's Green Leaves Early Learning Centre is currently open for children aged 6 weeks to 6 years. Local neighbourhood shopping areas, currently open already in Cloverton as well as a future city centre will provide a major retail and commercial precinct to the Cloverton as the city evolves in the future. There is wealth of retail available in the nearby suburbs of Craigieburn, Epping and Mernda for all your shopping needs. Donnybrook Train Station is just a 2 minute drive from Cloverton offering quick and easy access to Melbourne's CBD within 50 minutes. A second train station is planned for the future city centre of Cloverton. There is a PTV bus route #525 connecting residents to local shopping and facilities in Craigieburn as well as Craigieburn Train Station. For drivers there is easy access to the Hume Freeway for a simple commute into Melbourne's CBD. Glenvill Homes are proud to deliver this outstanding opportunity to be part of the highly sought after Cloverton Estate in Kalkallo. Perfect for first homebuyers, downsizers and savvy investors! Each home features its own individual land title and is completely independently built and therefore has no body corporate fees applicable. These homes are fixed price with full turnkey inclusions allowing you to have a stress free and enjoyable build journey. Check out some Glenvill's luxury townhome inclusions: • Fixed Price Package including Site Costs • Architectural Façade • Haier 600mm Cooktop • Integrated Rangehood • Haier 600mm Oven • Haier Dishwasher • 20mm Mineral Surface Benchtop to Kitchen • 20mm Mineral Surface Benchtops to Bathroom and Ensuite • Tiled Shower Base to Showers • Timber Laminate Flooring to Living Areas • Quality Carpet to Bedroom and Stairs • Reverse Cycle Split System to Living and Master Bedroom • Blinds and Flyscreens • Fencing • Front and Rear Landscaping • Exposed Aggregate Driveway • Clothesline • Letterbox and more... Do you need assistance with finance? Conveyancing? We are able to help you with every part of your property purchase! Please contact Amelia for more information ^ T&Cs apply and exclusions apply. Speak to a Sales Consultant for details on \$30k EOFY Savings & specific lot details. Ends 16 June 2024 at 5:00PM. See <https://www.stockland.com.au/product-terms-and-conditions/house-and-land-package-terms-and-conditions> for full terms and conditions. \*\$8,000 EOFY Offer, speak to a Glenvill Homes Sales consultant for all terms