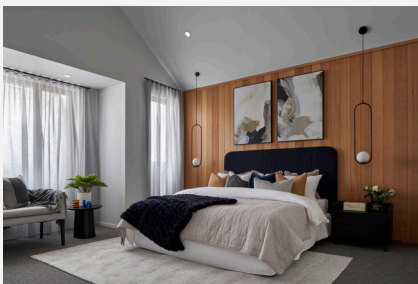


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Available for	\$1,199,900
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Comparison rate	4.32%
Weekly rental income	\$1,384*
Annual surplus earnings	\$23,846*

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Marseille 32

Flinders facade.

Address

Gen Fyansford Estate
7 Dell Boulevard, Fyansford

Specifications

Home area	312.69m ²
Land size	625m ²



A natural flow of movement cocoons the Marseille's peaceful bedroom zone from its bright, sociable living areas. All four bedrooms are lined up along one side of the home, encouraging foot traffic to flow between the three minor bedrooms and the utility zone of bathroom, powder room, linen closet and laundry.

Inspired by the dark cladding and sleek lines of the Flinders façade, the Marseille 32 in Gen Fyansford Estate follows suit with a sophisticated and modern interior scheme. Adding a splash of blue to the mostly monochromatic colour palette brings this contemporary design to life, adding expressive stones, clean geometric shapes and oversized, modern abstract artwork to bring character to the space

The Marseille 32 features a huge range of luxury upgrades and inclusions:

- Architectural Flinders facade
- Jetmaster fireplace in the extended Outdoor living area
- Suite of ILVE appliances in kitchen
- 34 degree raked ceiling to master bedroom
- High-end tiles and carpet selection for flooring
- Hemlock Timber Cladding to dining and master bedroom
- Window seat added to study fit-out
- Basketball court and beautiful landscaping to the rear
- 2740mm high ceilings throughout the home
- Freestanding bath added to master ensuite
- Stunning interior colour scheme selected by our Senior Interior Designer
- Professional landscaping and fencing



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