

QUALITY DISPLAY HOMES FOR SALE

# Your Dream Home with 7%\* Guaranteed Return.









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With flexible finance options available, let our in-house finance specialists help you choose the home loan that's right for you from some of Australia's leading lenders.

# Marseille 32 Cape facade

Meridian Central Estate

Available for	\$1,049,900
Annual earnings	\$73,493*

\*Terms & Conditions apply. Annual earnings is based only on a leaseback of 7% and does not factor in any mortgage repayments, interest, insurance, rates and service charges or body corporate fees. Earnings figure based on 7% of advertised purchase price from \$1,029,000 for Boutique Homes Marseille 32 display home in Meridian Central estate, Clyde North, Victoria, Image used is for illustrative purposes only and may show decorative items not included in the purchase. Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. The building practitioner is ABN Group (Vic) Pty Ltd trading as Boutique Homes, registration number CDB-U 49215. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. Correct as of 21 April 2023.

# Marseille 32 Cape facade.

## Address

Meridian Central Estate 17 Kunlun Crescent, Clyde North

### **Specifications**

Home area 298.94m<sup>2</sup> Land size 512m<sup>2</sup>

→ 2 **₽** 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. When it's time to get sociable, Marseille unfurls to an informal living and dining space that wraps around the outdoor living area. The home takes inspiration from the serenity of the mountains and natural surroundings. The darker elements add drama and sophistication to the overall ambience.

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

- · Designer Cape façade
- · Upgraded Luxury carpet
- · 60mm Caesarstone benchtop to kitchen
- Suite of ILVE appliances in the kitchen
- · Undermounted Clark Monaco double bowl sink to kitchen
- · Square set cornice to Entry, Hallway, Kitchen, Dining and Living
- · Double glazed aluminium corner less recessed stacking/ sliding door
- · Butler's pantry fit out with overhead cabinetry, 40mm Caesarstone and melamine shelves
- · Laundry fit out with drying cupboard, laminated overhead cupboards and mud
- · 2740mm high ceiling throughout home
- · Stunning interior colour scheme selected by our Senior Interior Designer
- · Professional landscaping and fencing
- Refrigerated cooling and Gas ducted heating system
- Double Glazed windows and doors throughout



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