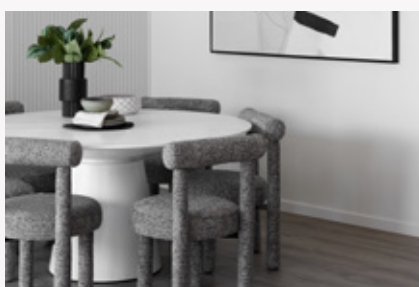


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Marseille 28 Arlo facade

Harpley Estate

Available for	\$944,900
Annual earnings	\$66,143*

*Terms & Conditions apply. Annual earnings based only on a leaseback of 7% and does not factor in any mortgage repayments, interest rates, insurance, rates and service charges or body corporate fees. Earnings figure based on 7% of advertised purchase price from \$944,900 for Boutique Homes Marseille 28 at Harpley Estate in Ballarat, 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 15 December 2023.

Marseille 28

Arlo facade.

Address

Harpley Estate
5 Hummock Rise, Werribee

Specifications

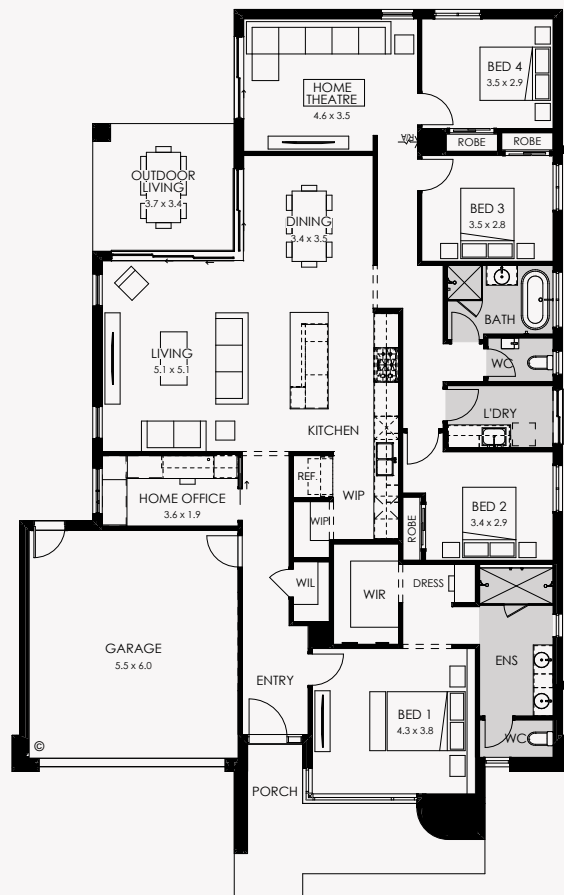
Home area	260.59m ²
Land size	512m ²



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. The front or rear facing master bedroom has a huge picture window that bathes the room in light, plus an extravagantly large walk-in robe and dressing room, and an ensuite with twin vanity and oversized shower. A spacious office provides peace when working or studying at home, and a home theatre is tucked away towards the rear of the home. When it's time to get sociable, Marseille unfurls to an informal living and dining space that wraps around the outdoor living area. The kitchen will inspire with its large island bench and walk-in pantry.

The Marseille 28 features a huge range of luxury upgrades and inclusions:

- Architectural Arlo facade
- 2740mm ceiling height
- Caesarstone benchtops to the kitchen, ensuite and bathroom
- ILVE suite of cooking appliances
- 1000mm deep kitchen island benchtop
- Butler's pantry
- Double glazed windows
- Stunning interior colour scheme selected by our Senior Interior Designer
- Professional landscaping and fencing



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Harpley

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