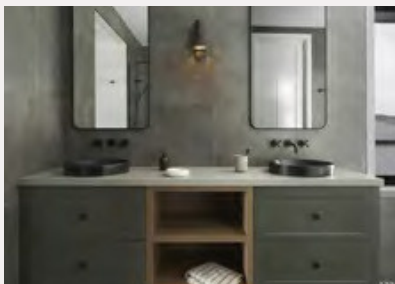


QUALITY DISPLAY HOMES FOR SALE

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



## ReInvented Heritage

Inspired by boutique alpine hotels and mountain resorts, evocative of those found in New Zealand, the Ascot 39 is a refined and sophisticated home with a moody yet inherently warm  
ambiance. Design details that reference this style include new dark grey Essington profile cabinetry in the kitchen, barn  
doors leading to a home theatre, VJ wall panelling and a fireplace to  
create a focal point in the home's living room.

## Ascot 39 Greyson dusk facade

Cloverton	
Available from	\$1,329,900
Annual earnings	\$93,093*

\*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 \$1,329,900 for Boutique Homes Ascot 39 in Kalkallo, 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 12/03/2025.

# Ascot 39

## Greyson dusk facade.

### Address

32 Dermody Avenue, Kalkallo

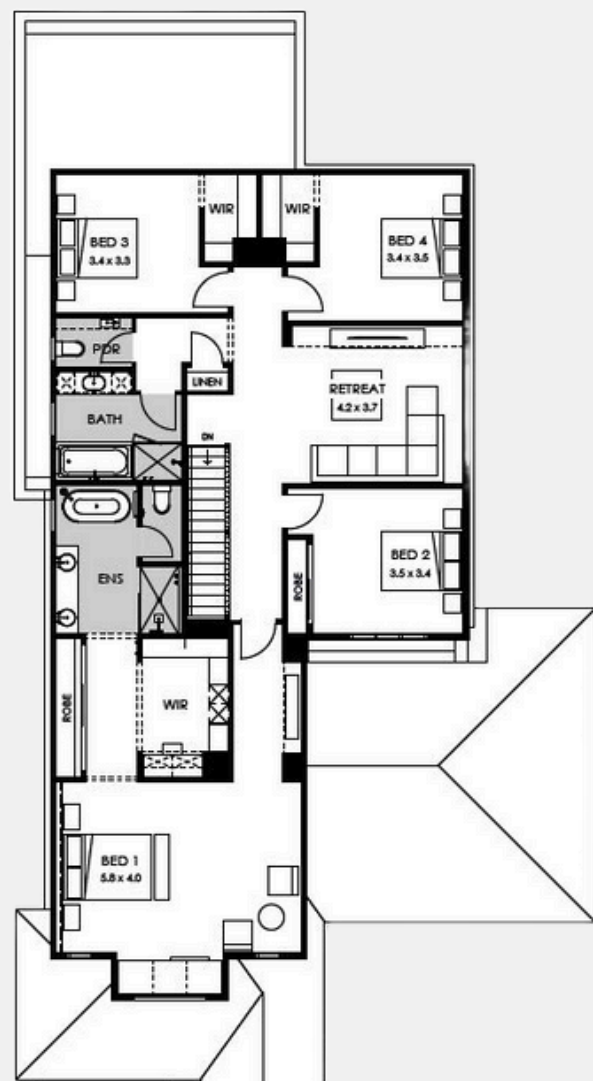
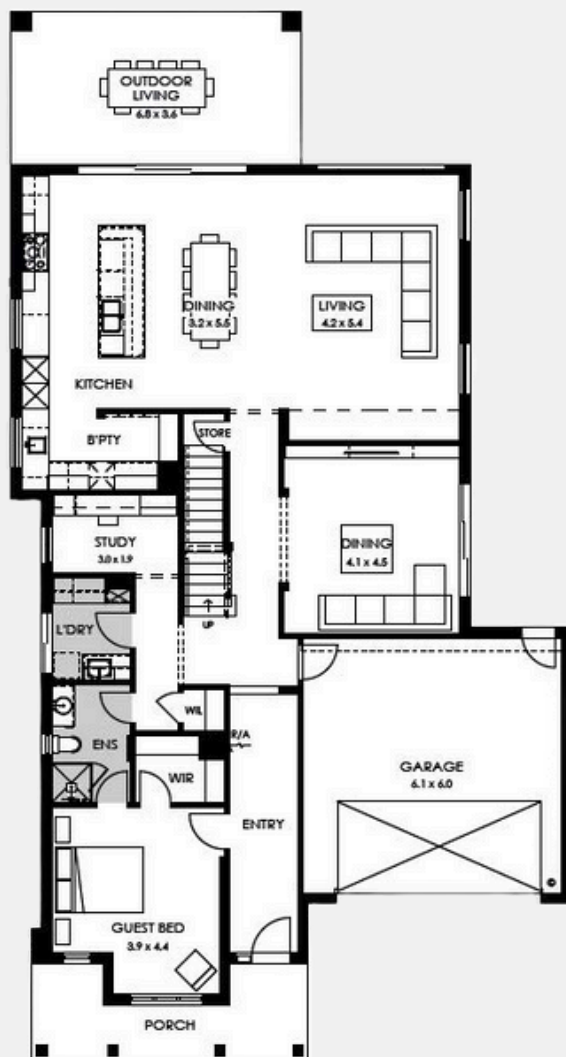
### Specifications

Home area: 404.69m<sup>2</sup>  
Land area: 512m<sup>2</sup>

4 2 2

The Ascot 39 features a huge range of luxury upgrades and inclusions:

- Greyson Dusk facade
- Omnistone splashback and benchtops to kitchen and bathrooms.
- Extended kitchen island bench
- Dark paint & stain staircase



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