



HARRLEX PROPERTY GROUP

LOT 422 KEILOR DOWNS VICTORIA



Keilor Downs is a true community where people know each other and care about their neighbours.

You'll find many of the local shops are family run businesses where you'll be greeted by the same friendly smile day after day.

Stroll through one of the many local parks and there's a good chance you'll bump in to someone familiar.

It's this sense of belonging that makes Keilor Downs so unique.

\$717,500*



Reward yourself with comfort, enjoying a spacious, architecturally designed townhome located in the heart of Keilor Downs.

Embrace the convenience of a refined, low-maintenance lifestyle close to shops, restaurants, transport and all that this established location has to offer.

Relax in the knowledge that among this limited release of premium but affordable 2, 3 and 4 bedroom townhomes, you are one of the fortunate few.

**FOR MORE
INFORMATION EMAIL:
info@harrlex.com.au**



ASPECT SPECIFICATIONS

Framing

Wall: Timber: Sizes to be in accordance with AS1684 Timber Framing Code.

Roof: Engineer designed stabilised timber roof trusses.

Insulation

Insulation batts to home to comply with 6-star energy rating.

Paint

Internal and External: 1 coat prep sealer undercoat and 1 coat of final.

Wood & skirting: 2 coat prep sealer undercoat and 1 coat of final.

Heating & Cooling

Bonaire Multi Head Hi Wall Split Systems to Bedrooms and Main Living Room.

Hot Water System

Solar Hot Water: Gas mains pressure hot water unit with two solar collectors and ground mounted storage unit.

Kitchen

Oven: SMEG 600mm thermoseal electric oven Stainless steel.

Cooktop: SMEG 900mm cooktop 5 burner stainless steel.

Dishwasher: SMEG 600mm dishwasher, 14 settings, 5 programs stainless steel.

Rangehood: 900mm undermount rangehood.

Fridge: 403 Litre Fridge & Bottom mount freezer with integration kit

Sink: Stainless steel double bowl sink.

Tap: Mixer.

Bench Top: Engineered stone benchtop 20mm with water fall edges.

Splashback: Mirror.

Bathroom, Ensuite, Powder Room and WC

Taps and Outlets:

Bathroom Shower – Shower, hand shower on rail.

Bath (Wall Mounted) – Straight wall bath outlet and wall mixer.

Basin (Top Mounted) – Wall mixer.

Ensuite Shower, hand shower on rail.

Laundry

Trough: 45 litre single inset bowl stainless steel.

Laminate cupboard.

Electrical

Exhaust Fans: Above all showers and toilet not opening to outside air.

TV Points: To Main Living and Master Bedroom.

Telephone Point: To Kitchen and Master Bedroom.

Floor Coverings

Carpet: To Bedrooms, WIR, Study, and Staircase.

Timber Laminate: To Entry, Kitchen, WIP, Dining and Living.

Tiles: To Bathroom, Ensuite, Powder Room and Laundry.

Outdoor

Landscaping: Garden and plants to the front and rear. (as per each dwelling design)

Fencing: 1200mm - 1800mm high (as per each dwelling design)

Paving: Coloured concrete to driveway and front path. (as per each dwelling design)

