



HENLEY & VILLAWOOD PROPERTIES Charity Home Auction

Good Friday
14th April 2017



66 Unity Drive
Armstrong, Mt Duneed



Proudly supporting
**good
Friday
appeal**
THE ROYAL CHILDREN'S HOSPITAL



Henley▲

gfcharityhouse.com.au

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good Friday appeal

THE ROYAL CHILDREN'S HOSPITAL

This Good Friday, 14th April, the luxurious Palace 38 from Henley, will go under the hammer with all proceeds going to help the kids at The Royal Children's Hospital.

Built in the master-planned community of Armstrong by Villawood Properties, this home will make history as the 38th Henley home to be auctioned, with no reserve and all proceeds going to The Good Friday Appeal.

This is the 38th house built by Henley for the Good Friday Appeal, and the eighth year Villawood has been involved in the Charity Home Auction, with the initiative raising over \$13 million for the Good Friday Appeal over its 24 years.

This house has been built by Victoria's finest and most skilled tradespeople, and is backed by a 50 year structural guarantee and 12 month maintenance period to give you peace of mind for the lifetime of your home!

Armstrong – Geelong's most remarkable new community

ARMSTRONG is Villawood Properties' flagship community in Mt Duneed, which boasts a unique position just 10 minutes from the Geelong CBD and within 15 minutes of Victoria's very best beaches. ARMSTRONG offers all the essential attractions and services that make for a thriving new community including future schools, shops, and sporting ovals. But what truly sets ARMSTRONG apart is the new state-of-the-art Residents' Club, the first and only of its kind in the Geelong region.

Club ARMSTRONG features a heated resort pool plus a children's pool, a fully-equipped gymnasium, tennis courts, a parents room, a café managed by popular local vendor 9 Grams and so much more. Completing the picture perfect coastal lifestyle, residents will also enjoy 30-kilometres of walking and cycling tracks, plus 24-hectares of parks, wetlands, sporting fields and green spaces - this exciting new community will have something for everyone to enjoy!

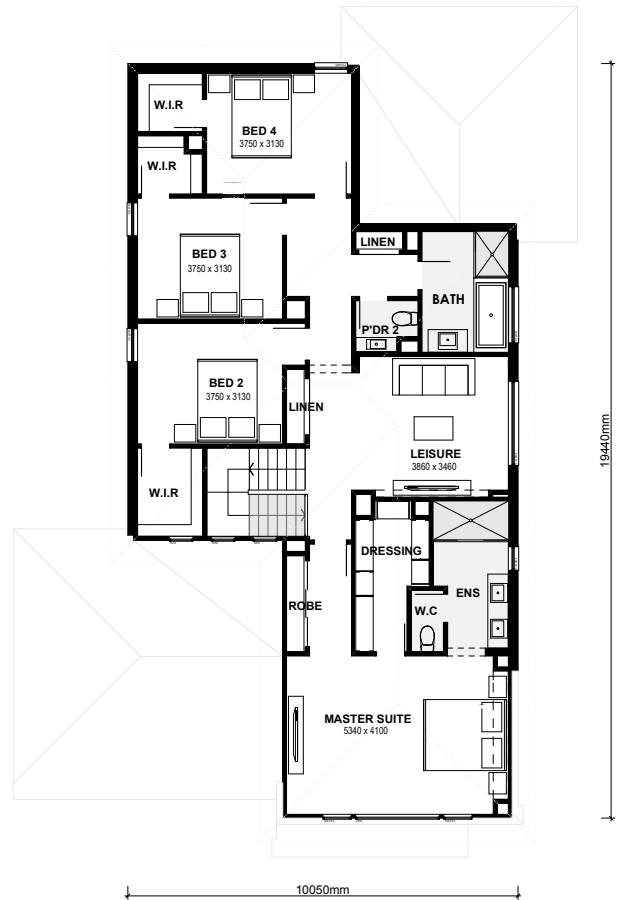
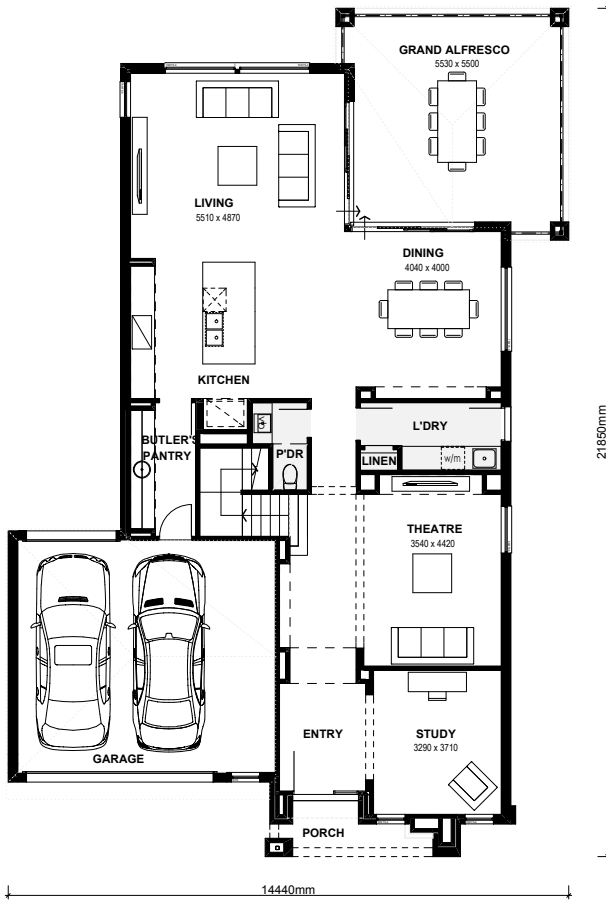


Set on a generous 599m² block of land this 41 square home, superbly finished and ready to move in is an opportunity you don't want to miss.

Palace 38

41.45 Squares

599m² Block size



Impressive to the eye, perfect to live in.

Two levels, four bedrooms, five living zones and all the luxury fittings and fixtures you could ever imagine make this home perfect for those families who like to live large.



Throughout

- > 7 star energy rating
- > Designer timber look flooring throughout, premium carpet with underlay in bedrooms, and polished porcelain tiles to wet areas
- > Feature high ceilings: 2720mm to ground floor, and 2570mm to first floor with architectural style square set cornices to entry and all living areas
- > 5 star gas ducted heating and inverter refrigerated air-conditioning system throughout
- > Security system with alarm sensors and voice control, smoke detectors throughout
- > Abundance of storage with walk in robes to all bedrooms and multiple linen cupboards
- > Window coverings to bedrooms and bathrooms
- > Flyscreens and locks to all openable windows
- > Feature front entry door and feature timber glazed doors to laundry, powder, butler's pantry and master suite dressing & WC

Gourmet kitchen

- > Italian made stainless steel appliances from Smeg including cooktop, range hood, under bench oven, dishwasher and microwave
- > 40mm Caesarstone benchtop to island benchtop, glass splashbacks and 20mm Caesarstone benchtops throughout
- > Walk-in butler's pantry with gloss cabinetry
- > Sleek cabinetry including pot drawers and overhead cupboards all with soft close drawers and doors

Bathrooms and ensuite

- > 20mm Caesarstone benchtops
- > Extra-large showers with semi frameless glass shower screens, and waterfall shower rose to ensuite
- > European inspired luxury basins, tapware and accessories

Outdoors

- > Professionally landscaped front & rear gardens including irrigation system
- > Double garage with remote control access
- > Driveway, fencing, letterbox & clothesline
- > Undercover resort style Alfresco with timber stacking sliding doors, decking, and feature cladding ceiling



Images courtesy of The Royal Children's Hospital.

Join Henley and Villawood Properties on Good Friday 14th April at Armstrong, Mt Duneed for a day full of family fun before the house goes under the hammer in a 'no reserve' auction at 2pm.

No reserve on the property means that this house can sell for any amount!

Don't miss out on the opportunity to be the proud owner of this magnificent home, in an exclusive community, all whilst helping to improve the lives of the kids at The Royal Children's Hospital.

Auction

Good Friday 14th April at 2pm
66 Unity Drive, Mt Duneed

Open For Inspection

5.30 - 6.30pm each Wednesday
1pm - 2pm each Saturday and Sunday

Contact

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Thank you to the proud supporters of this project

Each year, hundreds of businesses and individuals donate their time and effort towards making the Henley & Villawood Properties Charity Auction Home a reality. Without their support this project simply would not be possible!

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AFT Hire	Domain	On Site Containers	Sue Bergman & Peter Mayer
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Blue Scope Steel	Hanson	Prime TV	True Image Concreting
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Carpet Call	KIX Country	Ross Condello	Vic Mesh
Channel 7	L & O Technologies	S&J Media	Vinnies Rendering
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