

2025 Good Friday Appeal

No Reserve Auction

♥ 18 April 2pm ♥



Open for inspection

Every Saturday & Sunday

11am-12pm

Every Wednesday

6pm-7pm

Henley▲

villawood
properties



Proudly supporting

good
Friday
appeal

THE ROYAL CHILDREN'S HOSPITAL

The perfect family home

Let us introduce you to the Juno 442-D48 with the striking Kube facade from Henley's Mainvue Collection.

Set on a generous 512m² block of land in the heart of Villawood's Armstrong community, this superbly finished and ready to move in 7-star energy efficient double storey home is an opportunity you don't want to miss!

House size

47.02sq

Block size

512m²

4

Beds

2

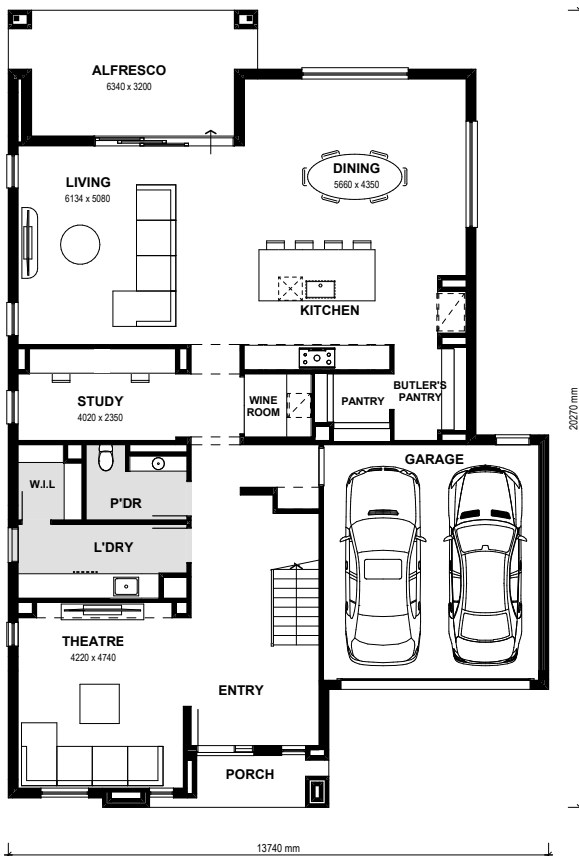
Baths

1

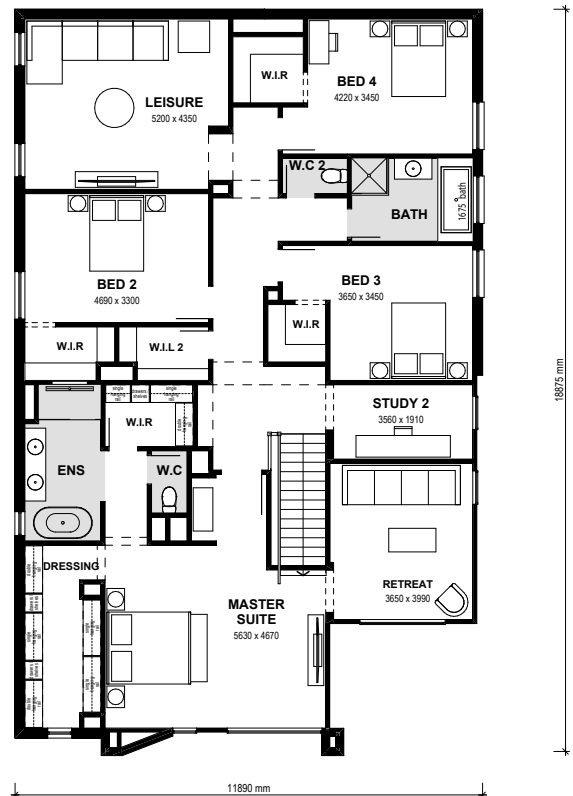
Powder

2

Garage



Ground Floor



First Floor



**19 Electric Crescent,
Mt Duneed,
Armstrong estate**



The features of your new home

This stunning double-storey home is designed for modern family living, featuring four spacious bedrooms, two bathrooms, and two versatile study spaces, ensuring everyone has room to work, learn, and unwind. The open-plan kitchen, living, and dining areas create a seamless space for gathering, with a dedicated wine room complete with a wine fridge, perfect for entertaining in style.

Step inside and be welcomed by a grand entryway with a striking feature staircase, leading to a luxurious master suite with a feature dressing room and private retreat zone. Each bedroom includes a walk-in robe, offering exceptional storage solutions.

Outside, the professionally landscaped backyard is an entertainer's dream, thoughtfully designed spaces to relax, play, and enjoy the outdoors year round.

This home is truly move-in ready with furniture, luxury fittings, window coverings, décor and appliances all included* – what you see is what you get!



Throughout

- > Stunning hybrid vinyl chevron flooring throughout, porcelain tiles to wet area's, and premium carpet with luxury underlay in bedrooms
- > Rinnai fully electric ducted reverse cycle heating and cooling system
- > Security system including CCTV system, touch video intercom system and smoke detectors
- > Abundance of storage with walk in robes to all bedrooms, built in study cabinetry, wine room, multiple walk in linen cupboards, mud room nook and feature dressing room to master suite
- > Feature contemporary entrance door with vertical glass panels and half glazed door with clear glass to laundry

Energy Rating

- > 7-star energy efficiency including double glazed windows and sliding doors, 6.6kW solar panel system with sonnenEvo 10kWh Battery and upgraded insulation

Designer Kitchen

- > SMEG stainless steel appliances including induction cooktop, rangehood, 900mm underbench oven, dishwasher, microwave and Euromaid fridge
- > 20mm stone to island and rear bench
- > Laminex AbsoluteMatt cabinetry to island & rear bench, and feature timber look overhead cupboards
- > Modern tiled splashback to rear kitchen bench
- > Soft close technology to drawers and doors throughout kitchen

Ensuite and Bathroom

- > 20mm stone benchtops and laminate cabinetry to vanities
- > European inspired luxury basins, brushed nickel tapware & accessories
- > Semi frameless glass shower screens to bathroom and ensuite
- > Freestanding bath to ensuite and Carina designer bath to bathroom
- > Underfloor heating to ensuite, bathroom, laundry and powder room

Outdoors

- > Professionally landscaped front and rear gardens including irrigation system, artificial turf & sports surface with netball ring.
- > Double garage with rear access flush panel door and remote control access
- > Exposed aggregate concrete driveway and entry paths, rear compacted gravel paths and boundary fencing.
- > Undercover resort style alfresco with aluminium double glazed sliding doors and external floor tiles
- > Additional exposed aggregate courtyard with Aluminium cantilevered pergola and portable BBQ

**7-STAR
ENERGY
EFFICIENT**



Built in the vibrant Armstrong community by Villawood Properties, this home will make history as the 46th Henley home to be auctioned, with 'No Reserve' and all proceeds going to the Good Friday Appeal.

Join Henley Homes and Villawood Properties on Good Friday, 18 April at the Armstrong community in Mt Duneed when the home will go under the hammer in a 'No Reserve' auction at 2pm. 'No Reserve' on the property means that this house can sell for any amount.

This is your opportunity to be the proud owner of this truly magnificent home while helping to improve the lives of our littlest heroes at The Royal Children's Hospital. Every dollar from this auction will be given to the Good Friday Appeal.

Don't miss the chance to attend the auction of the year!

Open For Inspection

Every Saturday & Sunday 11am-12pm
Every Wednesday 6pm-7pm or call Dale to book an appointment.

Contact

Dale Tennant, Oliver Hume

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Welcome to Armstrong

ARMSTRONG
MT DUNEED

Geelong's most remarkable community between Geelong & the Surf Coast by Australia's premier residential developer, Villawood Properties.

Armstrong, Mt Duneed offers something for every lifestyle whether it's the social centre and community hub you enjoy, or a more hidden and tranquil pocket of the community, Armstrong has it all!

At the centrepiece of the community is the \$9.5million, state-of-the-art social and leisure hub, Club Armstrong, which is available exclusively to eligible Armstrong residents, featuring a number of first-class facilities and recreational spaces; pools, gym, tennis courts, function spaces, parents room, café & more.

Building on its foundation as a premium, established community, Armstrong continues to grow with its residents, now home to Mirripoa Primary School, Poa Banyul Community Hub & Kindergarten, Armstrong BBQ, and the upcoming Mt Duneed Village, which will feature IGA, Chemist Warehouse, a swim school, cafes, and eateries.

To find out more visit;
villawoodproperties.com.au/community/armstrong/



Auction

GOOD FRIDAY, 18 APRIL AT 2PM

**19 Electric Crescent,
 Mt Duneed,
 Armstrong estate**

This year is Henley's 33rd year of building and donating houses to the Good Friday Appeal, having created the Auction Home initiative in 1993. The upcoming auction will also celebrate 16 years of land donated by Villawood Properties.

To date, the initiative has raised over \$20 million for the Good Friday Appeal.

The home has been built by Victoria's finest and most skilled tradespeople and is backed by a 50 year structural guarantee and a 3 month maintenance period to give you peace of mind for the lifetime of your home.

Register your interest for updates
gfcharityhouse.com.au

Thank you for your support

Each year, we are humbled by the generosity of the businesses and individuals within our community who donate their time and energy to make the Good Friday Appeal home come to life.

Together, we are able to make a contribution that helps the efforts of The Royal Children's Hospital, and without the support of our partners, this simply would not be possible.

Thank you all from the bottom of our hearts.

A&L Windows
AAA Advanced Trusses
Advanced Living Solutions
AGL Energy
Allegion Australia
Amphis
ARC
Austral Bricks
B&D Plumbing
Bay FM / K-Rock
Beacon Commercial
Beaumont Tiles
Big River Turf
Blueprint Printing
Bravada Films
Brenton Toole
Brewty's Building & Maintenance Services
Briner
Builders Rise Brick Laying
Buildsafe Australia
Carpet Call
Casey Sand & Soil
Cazam Kitchens
Chez Industries
Chocolate Studios
Civic Guides
Civic Outdoor
Classic Turf
Claude Outdoor
Clean Energy Direct
Colorbond / Bluescope
Compton Green
Corinthian Doors
Costa's Mitre 10
Crystal Home Concepts
Daisy's Sand and Soil
Dandy Air Supplies
Decina
Decks Plus
Demtech Australia
Digitec
DJM Building Consultants
Domain

Duggan Plumbing & Drainage Pty Ltd
Dynamic Garage Doors
Eagle Hire
Earthlift Excavations
Eastern Press
EE-Fit
Exterior Life
Finns Setout
Fisher Bros Electrical
Fletcher Insulation
Flick Anticimex Pty Ltd
Focus Construction Co
Franke Australia
Fresh Prince Construction Group
Gawk Media
G'Day India
Geelong Advertiser
Geelong Independant
Geelong Surf Coast Living
Geomade
Glen Dimplex Australia
Go Cleaning
Gogoani Painting & Decorating Pty Ltd
Good Friday Appeal
Goop Guys
Greenevent
Grey Kiwi Cladding Systems
Grovedale CFA
GuardIT Solutions
Guest Group
HAANJI Radio
Haley Hire & Sales
Hardings
Hatched Media
Hettich Australia
Higrade Recycling
HJ Decorative Painting
Hot Wire Heating
Hotwire
Indian Sun
Intrax

Jacob Murrell
Jake Turnbull
James Hardie
JC Decaux
JM Brick cleaning
Katrina Conder
Kellock Pots & Planters
Kimmark Electrics
Knauf Gypsum
Laminex
Leba Advertising
Legrand
Little Collins
Lovelight
LS Event Consulting
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McKern Steel
Melbourne Drain Eye
Melbourne Herald-Sun
Melbourne Synthetic Grass & Bali Inspirations
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Metropolis
Meyer Timber
Mobile Truck
Modular Robe Fitouts
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Stoddart Group
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