



HENLEY HOMES & VILLAWOOD PROPERTIES

# NO RESERVE CHARITY HOME AUCTION

Good Friday  
10 April at 2pm

**Open For Inspection** | Every Saturday & Sunday 1-2pm | Every Wednesday 6-7pm  
5 Newry Street, Wollert, Rathdowne Estate



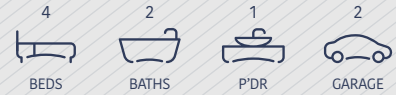



# THE PERFECT FAMILY HOME

Set on a generous 512m<sup>2</sup> block of land in the heart of Rathdowne Estate, the Electra 35 is a superbly finished and ready to move in double storey home - an opportunity you don't want to miss!

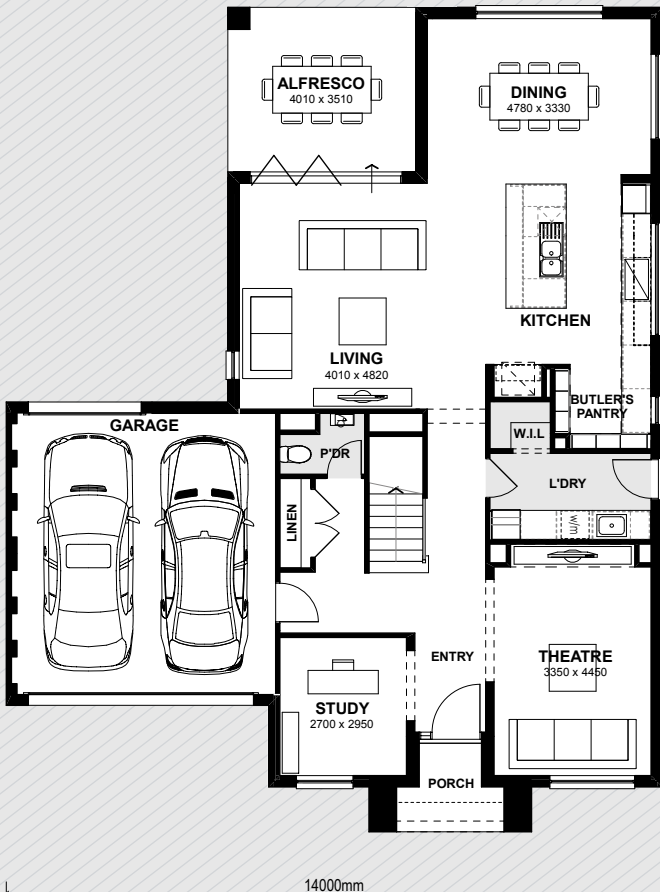
House size  
**35.70sq**

Block size  
**512m<sup>2</sup>**

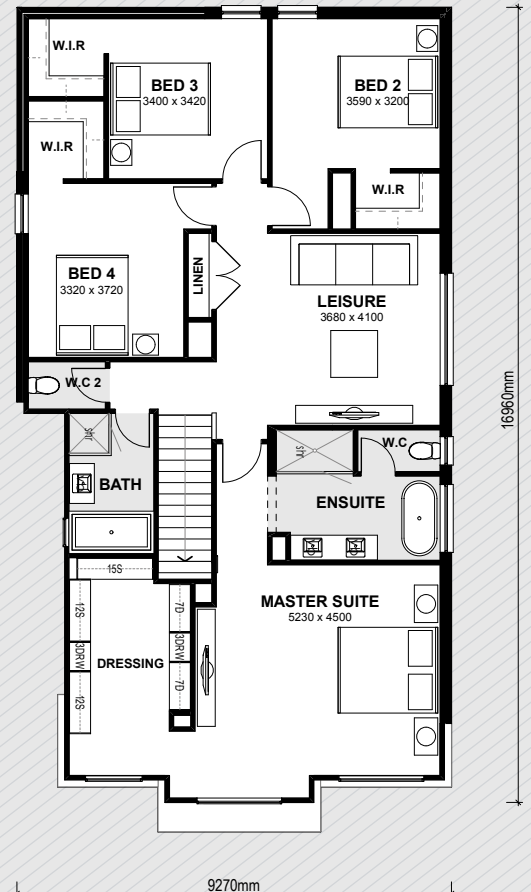


 5 Newry Street, Wollert  
Rathdowne Estate

## GROUND FLOOR



## FIRST FLOOR









# INCLUDED IN YOUR NEW HOME

Appointed with a host of luxury fittings and fixtures, professional landscaping, decking, window coverings, ducted heating and refrigerated air-conditioning – this home has everything a buyer needs to move straight in. And, if you are the successful bidder at the auction, everything will be yours.

All furniture, bedding, decor and soft furnishings, appliances and televisions featured in the home will be included with the sale!



### Throughout

- > 6.5 star energy rating
- > Designer timber look flooring, premium carpet with underlay in bedrooms and tiles to wet areas
- > Feature high ceilings: 2720mm to ground floor, and 2570mm to first floor with architectural style square set cornices to Kitchen, Butler's Pantry, Dining and Living areas
- > Brivis refrigerated air-conditioning and 5 star gas ducted heating
- > Security system including CCTV system, Dorani Touch Video Intercom system and smoke detectors
- > Supreme ducted vacuum system
- > Abundance of storage with walk in robes to all bedrooms and multiple linen cupboards
- > Feature front entry door and feature Aneeta Sashless double hung door to Laundry

### Designer Kitchen

- > Italian made SMEG stainless steel appliances including cooktop, rangehood, double wall ovens, integrated dishwasher, microwave and fridge
- > 20mm Caesarstone® benchtops throughout the Kitchen & walk in Butler's Pantry
- > Gloss laminate cabinetry to Island Bench and sleek laminate cabinetry to pot drawers, overhead cupboards and Butler's Pantry, all with soft close drawers and doors
- > Glass splashback with feature highlight windows

### Bathroom and Ensuite

- > 20mm Caesarstone® benchtops and Laminex gloss cabinetry to vanities
- > European inspired luxury basins, tapware & accessories
- > Semi frameless glass shower screens and waterfall shower rose to Ensuite
- > Freestanding bath to Ensuite and Carina designer bath to Bathroom

### Outdoors

- > Professionally landscaped front and rear gardens including irrigation system
- > Double garage with remote control access
- > Coloured concrete driveway, path and timber fencing
- > Undercover resort style alfresco with Aluminium Boutique Bi-Fold doors and Hardiedeck™ decking

**EVERYTHING  
IS  
INCLUDED**





This Good Friday, 10 April, the luxurious Electra 35 from Henley Homes, will go under the hammer with all proceeds going to help the kids at The Royal Children's Hospital.

Built in the vibrant Rathdowne community by Villawood Properties, this home will make history as the 41st Henley home to be auctioned, with No Reserve and all proceeds going to The Good Friday Appeal.

This year is Henley's 27th year of building and donating houses to the Good Friday Appeal, having created the Charity Home Auction initiative in 1993. The upcoming auction will also celebrate 11 years of land being donated by Villawood Properties.

To date, the initiative has raised over \$15.5 million for the Good Friday Appeal.

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



[gfcharityhouse.com.au](http://gfcharityhouse.com.au)

## RATHDOWNE WOLLERT

### The North's New Icon

Located in Wollert, Villawood's Rathdowne community will be home to over 1,000 families and destined to be the north's most iconic destination.

At the heart of Rathdowne will be a proposed school and a landmark Town Centre with a variety of shops, supermarket and boutique retailers; designed to create a real sense of community and convenience.

The architecturally designed Club Rathdowne is a place to connect, meet new people and relax with family, friends and neighbours.

Club Rathdowne will provide residents with first class facilities including a fully equipped gym, pool, multi-use courts, venue space and more. Work out in the gymnasium, laze by the pool, play a round of tennis, or simply enjoy a coffee with friends.

Along with being in an incredible location, conveniently close to transport and easy access to the Hume Highway, the stunning wetlands and lush open spaces will make Rathdowne the premier destination like nowhere else.





# AUCTION & FAMILY DAY

Join Henley Homes and Villawood Properties on Good Friday, 10 April at the Rathdowne community in Wollert for lots of family fun before the Charity 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. If you attend one auction a year, this should be it!

Don't miss out on the opportunity to be the proud owner of this truly magnificent home, all whilst helping to improve the lives of the kids at The Royal Children's Hospital with every dollar from the auction going to the Good Friday Appeal.

### **Auction**

Good Friday, 10 April at 2pm  
5 Newry Street, Wollert  
Rathdowne Estate

### **Open For Inspection**

Every Saturday & Sunday 1-2pm  
Every Wednesday 6-7pm

### **Contact**

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# THANK YOU TO ALL OUR PARTNERS

Every year we have an amazing number of businesses and individuals who have donated their time and effort towards making the Good Friday Appeal Charity Auction Home a reality. It's very humbling to see all the trades and suppliers come together for such a worthy cause and making this extraordinary build happen.

Without the support of this extended Henley Homes & Villawood Properties family, this project simply would not be possible.

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A & L Windows	Classic Turf	HG Turf	Pronto
Ace Hire	Colorbond	ID Collective	R&D Signage Solutions
Advanced Living Solutions	Compton Green	Jake Jessop	Radford Furnishings
AGL Energy	Corinthian Industries	James Hardie	Ray White Epping
All Air & Gas	Costa's Mitre 10	JH Price Wholesale Nursery	Real Estate.com.au
All Green Nursery	Creteway	Jumbo Bags	Rehau
All Tile Work & Waterproofing	Crocmedia	Kimmark Electrics	RKM Constructions
Aneeta Windows	Crystal Interior Concepts	Laminex	Rocksteady Constructions
APN	Dandy Air Supplies	LEBA Ethnic Media	S&S Tyquin Bulk Haulage
ARN - GOLD 104.3 & KIIS 101.1	Deano's Carpentry	Lifestyle	Safety Scaffolding
Austral Bricks	Decina Bathroomware	Logistics Events Australia	SBS
B & A Concrete Pumping	Demtech	Lovelight	Slattery & Aquoroff
Baresque	DEV	Masterwall Australia	Smart Water Group
Beacon Lighting	Dindas	Mckern Building Products	Smeg Australia
Bernie Bickerton Photography	DJM	McKern Manufacturing	South Pacific
Best Painting	Dulux	Mellerick Drainage	SquareOne PR
Big Lads	Dynamic Door Service	Metropolis	Star News Group
BJM Constructions	Dynamic Waterproofing	Meyer Timber	Stegbar
Bluestar Promote	Eagle Hire	Modular Robe Fitouts	Stelatel
Bombay Real Estate	Earthlift Excavations	Monjon Australia Pty Ltd	Stibel Eltron (Aust) Pty Ltd
Bravada Films	Eastside Site Management Solutions	Moorabbin Timber	Stock & Land
Briner	Economix Garden Supplies	Mystique	Stockdale & Leggo
Bristile Roofing	ee-Fit	Natalie James	Stoddart Group
Brivis Australia	Finns Setouts	Network Ten	STT Advertising
Broadway & Frame Premix Concrete	Fletcher Insulation	NEWS Limited	Surfaces By Hynes
Buildsafe Australia	Flick Anticimex	Nine Network	Swarve Constructions
Caesarstone	Four Point Constructions	Nova FM	The Age Domain
Caroma	Franke	NU flooring	Tradelink Plumbing Supplies
Carpentry Crew	Gainsborough Hardware	OGL	Trader
Carpet Call	Goop Guys	Oliver Hume	Urban Angles
Cazam	Grey Kiwi Cladding Systems	On-site Group	USG Boral
CFA	Graeme Frankle	Oranis Rapid Rendering	VB Granite
Chromagen Australia	Guest Group	OSL Concrete	Vic Mesh & Vicfoam
Cimac Carpentry	Hardings Hardware	Ozwash	Wardell Carpentry
Citywide & Macedon Fencing	Hatched Media	Paperwheels	Warrina Landscaping
Civic Guides	Herald Sun	Peuker & Alexander	Wendy Wild Media Services
Chocolate Studios	Hettich	Print Impressions	