

# AUCTION AND FAMILY FUN EVENT

Join Henley and Villawood Properties on Good Friday 30th March at the Waratah Community 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 truly 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 30<sup>th</sup> March at 2pm  
13 Harfield Avenue, Mickleham

#### Open For Inspection

Every Wednesday 5-6pm  
Every Saturday & Sunday 1-3pm

#### Contact

Tim Warton, Oliver Hume  
M 0414 668 584  
P 1800 316 352

E [t.warton@oliverhume.com.au](mailto:t.warton@oliverhume.com.au)

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

# THANK YOU TO ALL OUR SUPPLIERS


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!

A and M Painting  
A1 Brick Cleaning  
AAA Trusses  
Abdul Painting Services  
Ace Hire  
AGL Energy  
All Air & Gas  
ARN Network  
Ausign Signage  
Austral Bricks  
B & A Concrete Pumping  
Baresque  
Beacon Lighting  
Bernie Bickerton Photography  
Bob Chapman Bricklaying  
Bob Tiling Services  
Bowens  
Brad Constable Maintenance  
Bravada Films  
Bristle Roofing  
Brivis  
Broadway & Frame Premix Concrete  
Buildsafe Australia  
Caesarstone®  
Caroma  
Carpet Call  
Carter Holt Harvey  
Cazam Kitchens  
Channel 7  
Chromagen Australia  
Clark Rubber  
Classic Turf  
Clear Bridge Group  
Clipsal  
Colorbond®  
Conway Cranes  
Corinthian Doors  
Corinthian Industries  
Correct Fencing  
Costas Builders Mart  
Craigieburn Garden Supplies  
Crystal Interior Concepts  
Dandy Air Supplies  
DC Painting Melbourne  
Decina Bathroomware

Decks Plus  
Demtech Australia  
Derek Painting Services  
Dindas  
Domain  
Dreampool Productions  
Dulux  
Dynamic Door Service  
Eagle Hire  
Early Settler  
Earthlift Excavations  
ee Fit  
Express Gold Flooring  
Fairfax Media  
Farukh Painting Services  
Finns Setouts  
Fletcher Insulation  
Flick Anticimex  
Folko Kooper  
Franke  
Freddy Colour Match Painting  
Gainsborough Hardware  
Gary SCS  
Globe West  
Gold-Fm  
Goop Guys  
Grey Kiwi Cladding Systems  
Guest Group  
Hardings Hardware  
Hatched Media  
Herald Sun  
HG Turf  
ID Signs  
Identity Matters  
Ikea  
Incy Interiors  
J.E Builders  
Jack Painting Services  
James Hardie  
Jetmaster  
Jez Furniture  
JH Price Wholesale Nursery  
Johal Bricklaying  
Jordan Hornsey  
Josh Sommers Carpentry

Joy Fm  
Kennards Hire  
Kiis Fm  
Kimmark Electrics  
Kingspan  
Laser Electrical  
Leader Newspaper  
Leba Ethnic Press  
Loudmouth Films  
Magic Décor & Painting  
Marco  
Masterwall  
Mckern Building Products  
Conway Cranes  
Mellerick Plumbing  
Metropolis  
Modular Robe Fitouts  
Monjon  
Moorabbin Timber  
Mystique Print  
Nathaniel and Jason Merrett  
Nawkaw Australia  
News Corp  
Nick Broadbent  
J.E Builders  
Nicola Portararo  
Nikpol  
Nng Cleaning Services  
Nsub  
Nu Flooring  
Octalex Green Lighting  
Oliver Hume Real Estate  
Onsite Clean Up & Earthworks  
Onsite Excavations  
Opticomm  
Oranis Rapid Rendering  
Osl Concrete  
Paperwheels  
Peuker & Alexander  
Phoenix Tapware  
Print Impressions  
Pronto  
Radford Furnishings  
REA  
Rehau Australia

S&S Tyquin Bulk Haulage  
Safety Scaffolding  
Sash Tiling Services  
SEN Radio  
Seneca  
Shop Fitting & Building Services  
SJ Media Group  
Slattery & Aquroff  
Smart Water Group  
Smeg Australia  
Square One PR  
Star News  
Stegbar  
Stelatel  
Stoddarts  
STT Advertising  
STT Transport  
Sue Bergman  
Surfaces By Hynes  
Swarve Constructions  
The Caulking Group  
The Print Emporium  
Tim Fowler  
Tradelink Plumbing Supplies  
Trader  
True Image Concreting  
UA Creative  
Umish Tiling Services  
USG Boral  
Valley Garden Supplies  
VB Granite  
VicMesh  
Vicfoam  
Vinnie's Rendering  
Warco Engineering  
Weekly Times  
Wendy Wild Media Services  
Willow And Wood  
Youssef Jawad Devine  
Professional Tiling  
Zepel Fabrics  
Ziad Painting Services

 @gfcharityhouse  
#gfcharityhouse

# HENLEY & VILLAWOOD PROPERTIES NO RESERVE AUCTION

Good Friday 30<sup>th</sup> March 2018



Image is for illustrative purposes only, and is of the Emperor 48 on display at Henley Upper Point Cook display centre. Image may show items not included in the 2018 Charity Auction Home.



**This Good Friday, 30th March, the luxurious Emperor 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 Waratah by Villawood Properties, this home will make history as the 39th Henley home to be auctioned, with no reserve and all proceeds going to The Good Friday Appeal.

This year we celebrate Henley's 25th year of building and donating houses to the Good Friday Appeal, having created the Charity Home Auction initiative in 1993. The upcoming auction also marks the 9th year that the house has been built on land

donated by Villawood Properties and to date, the Charity Home Auction initiative has raised over \$13.84 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 12 month maintenance period to give you peace of mind for the lifetime of your home



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

# A HOME TO RULE THEM ALL.

Set on a generous 568m<sup>2</sup> block of land only 50m from the Village Green, Henley's Emperor is superbly finished and ready to move in - an opportunity you don't want to miss!

42.14	Squares
391.5	Square Metre
568m <sup>2</sup>	Block size

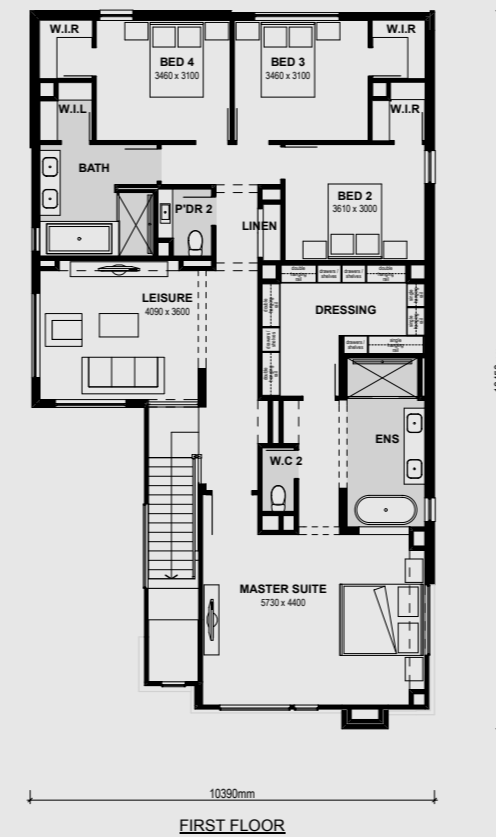


## Waratah – The picture of perfect

Waratah's boutique size and abundance of green open space makes it ideal for growing families. Wander along the walking trail through the Mt Ridley Woodlands Conservation Reserve and discover some of Mickleham's most magnificent river red gums. There's also a future 7 hectare sporting precinct planned, complete with children's playground, pavilion and BBQ facilities.

Across Donnybrook Road will be the new Mickleham Town Centre, filled with shopping, eateries and entertainment. Get your groceries, meet friends for coffee or catch a movie, all just minutes from your home. Even closer, planned primary and secondary schools will be within walking distance. Plus there's a state-of-the-art childcare centre, opening early 2019 just down the street.

Waratah is a picture-perfect community where you can escape the stresses of city life but still be moments away from the convenience of modern amenities.



## Included in your home

### Throughout

- > 6.5 star energy rating.
- > Designer timber look flooring throughout, premium carpet with underlay in bedrooms, and polished porcelain tiles in hallway and 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.
- > Chromagen 3.24kw solar panel system
- > 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.
- > Feature front entry door and feature timber glazed doors to laundry, powder, butler's pantry and master suite dressing and WC.

### Gourmet kitchen

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

### Bathrooms and Ensuites

- > Nikpol wrap laminate benchtop and vanities.
- > Extra-large showers with semi frameless glass shower screens, and waterfall shower rose to ensuite.
- > European inspired luxury basins, tapware and accessories.
- > Freestanding bath to master ensuite.
- > Carina designer bath to main bathroom.

### Outdoors

- > Professionally landscaped front and rear gardens including irrigation system.
- > Double garage with remote control access.
- > Exposed aggregate driveway and timber fencing.
- > Undercover resort style Alfresco with timber stacking sliding doors, decking, and feature cladding ceiling.

### Furniture & Decor:

- > This year we have partnered with leading interior stylist, and owner of The Interiors Addict, Jen Bishop to style the home. All furniture, décor, whitegoods and appliances will remain in the house as part of the sale.