

**2/78 Winyard Drive, Mooroolbark, VIC, 3138**



**House For Sale**

Sunday, 3 November 2024

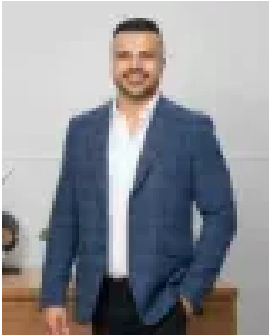
2/78 Winyard Drive, Mooroolbark, VIC, 3138

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Josh Stokes

## READY TO MOVE IN BEFORE CHRISTMAS!

Sitting as a sizeable part of a brilliant high-end complex by a recognized and highly reputable developer, this brand new, townhouse offers a prime location close to all public transport, schools and amenities at the foot of the Yarra Valley.

This is yet another quality product from a premium developer with all NINETEEN developments being sold out in full in ultra quick time! Quality developments in and around the local area are now followed by the new and exciting development on Winyard Dr, Mooroolbark!

Designed over 2 intricate levels, this home features hardwood flooring and staircase, four large bedrooms with robes in the Master, sparkling contemporary ensuites across both levels, a simply stunning kitchen with stone benches, modern stainless steel appliances and a large pantry and dishwasher as well as high ceilings plus an abundance of natural light.

Offering a rear yard that has room for the barbecue whilst a spacious balcony provides yet another place to sit quietly and relax.

Complete comfort is provided by heating and cooling throughout with a 6 star energy rating and recycled water tanks adding money saving features.

The double garage and storage areas has direct internal access providing added convenience.

Positioned for a lifestyle of comfort and convenience, within walking distance to Mooroolbark train station, local shops, supermarkets, cafes and restaurants, transport including the newly upgraded Mooroolbark metro train station - there is nothing you will miss out on here. It even offers close proximity to the ever-growing Chirnside Park district and is only a short drive to Eastlink.

Also in such close proximity to the Lillydale Lake and the abundance of wineries associated with the magnificent Yarra Valley, you'll wonder how you ever lived anywhere else.

Below you will find further features and benefits of this magnificent property:

Outer -

1. Entire lower level - made from Austral Nubric.

Australia's leading brick manufacturer

2. Upper level - 2 claddings

a. Hebel by CSR - a concrete panel, fire rated, <https://hebel.com.au/> a product that is energy efficient, strong and solid and utilised on some of the most expensive developments in Melbourne.

b. James Hardie Linea Boards -

These boards do not weather, rot, or twist like timber.

Like Hebel these boards are fire resistant and a brilliant product!

<https://www.jameshardie.com.au/productrange/scyon-linea-weatherboard>

3. Roofing is steel Colorbond utilising Thermatech technology

<http://www.steel.com.au/products/coated-steel/colorbond-steel/colorbond-thermatech>

4. Internal features -

- a. Hardwood Timber Flooring
- b. Stainless steel Westinghouse appliances
- c. Large oversized shower roses with rail and hand held for convenience plus shower niche
- d. Stone bench tops
- e. Rinnai hot water service
- f. High end LG split aircon systems
- g. Taps, bathrooms, sinks by Beaumont's

5. Extra benefits -

- a. Blasted exposed ag drive and porches that will last
- b. Solid brick pillars