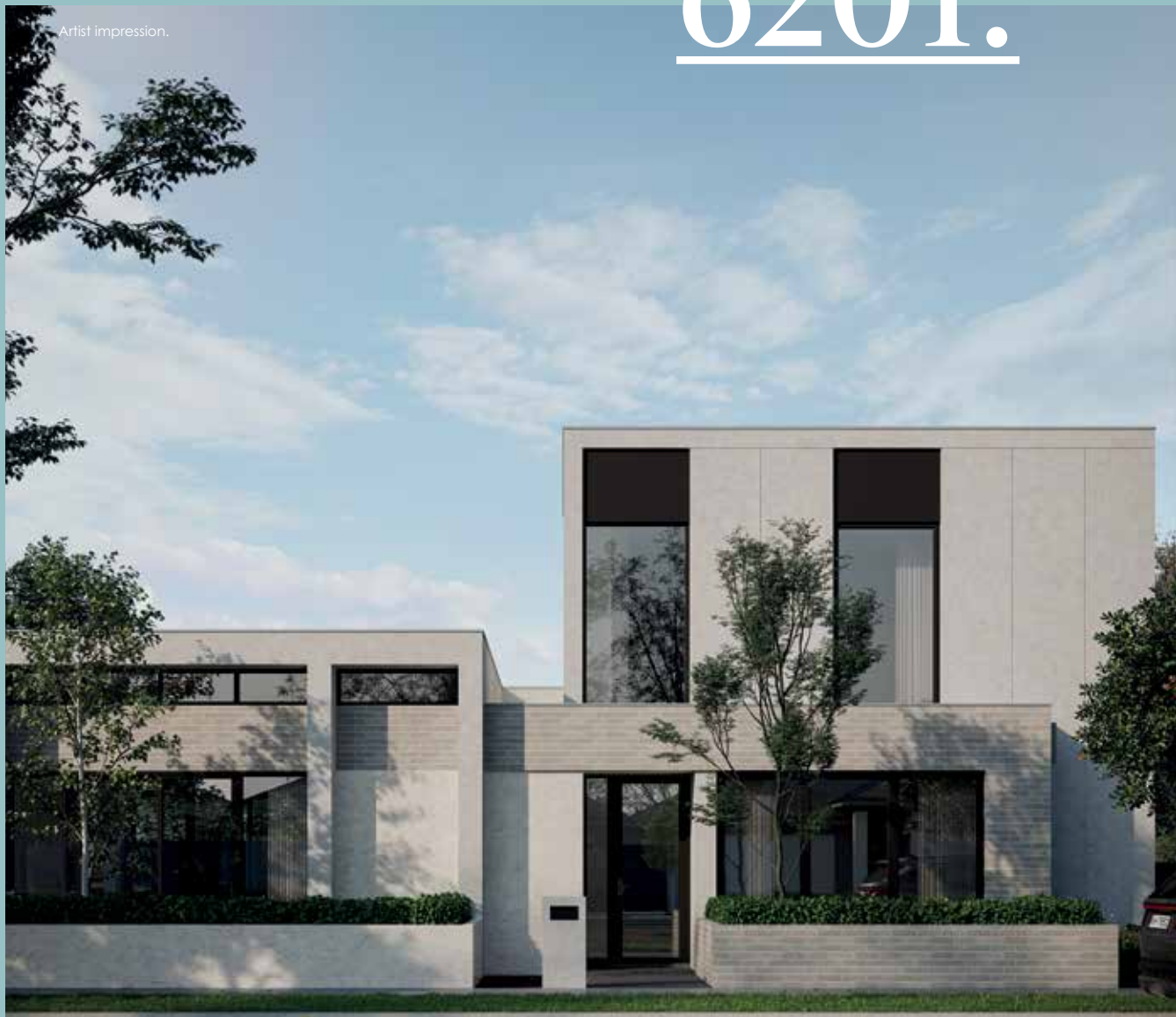


Lot 6201.

Artist impression.



138 Sovereign Drive

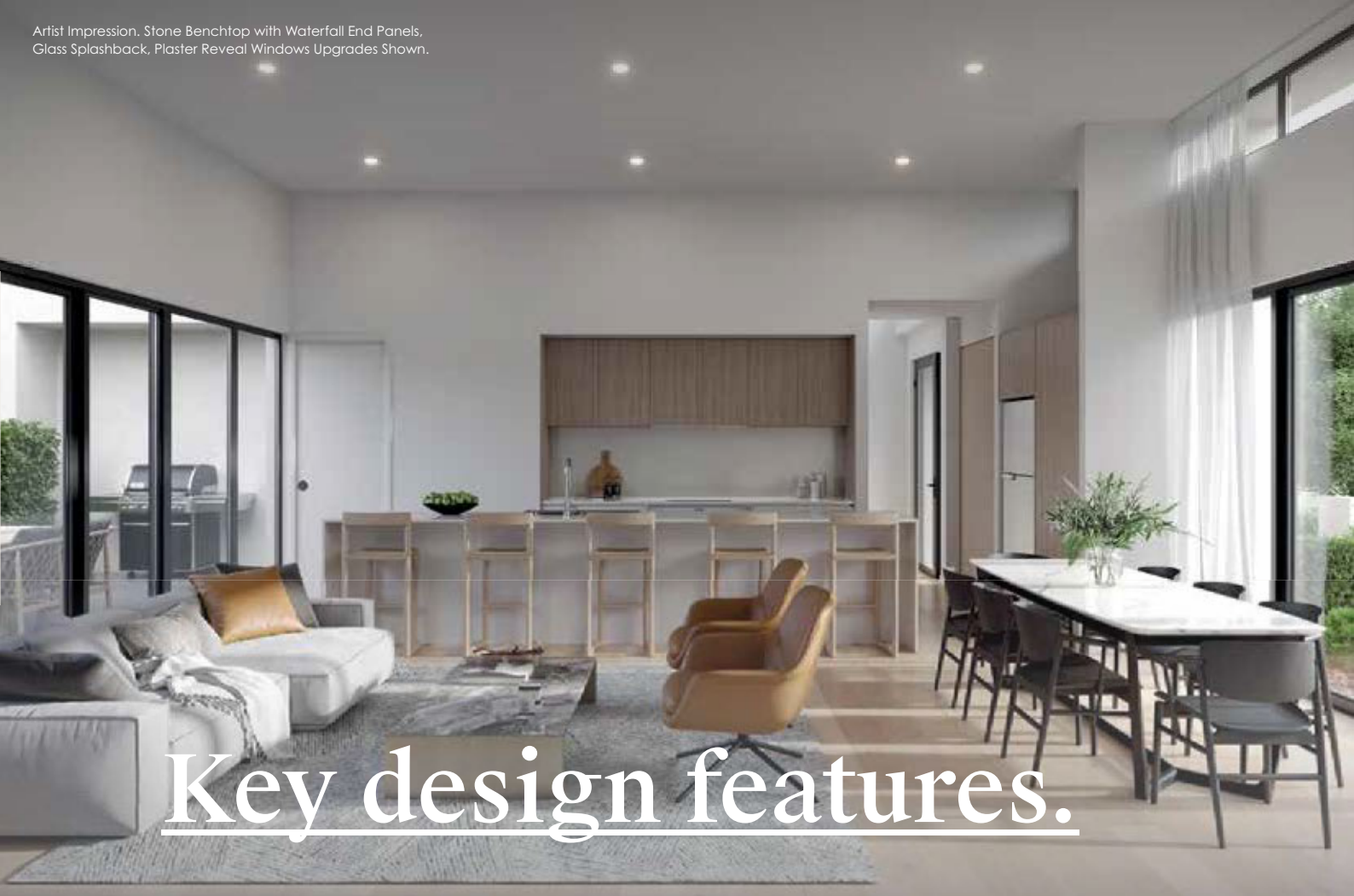


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VillaRange

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PROPERTIES

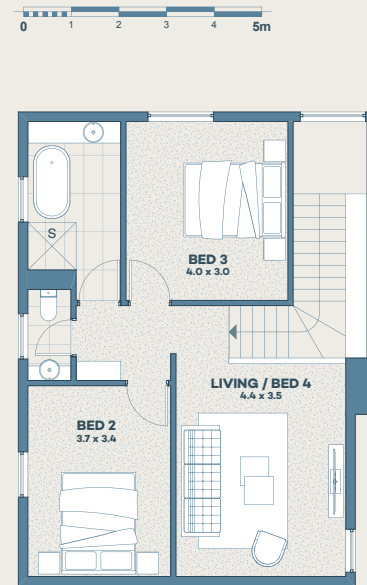
Artist Impression. Stone Benchtop with Waterfall End Panels,
Glass Splashback, Plaster Reveal Windows Upgrades Shown.



Key design features.



Ground Floor.



First Floor.

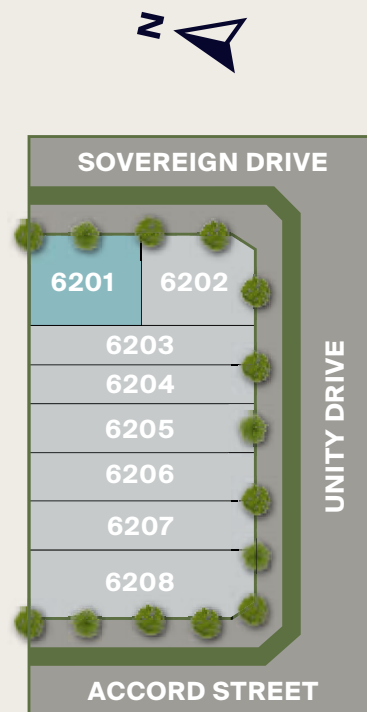
LOT 6201

138 Sovereign Drive,
Mt Duneed, Vic 3217

3 **2.5** **2**

Areas

Land Size	238 m ²
Ground Floor	77 m ²
First Floor	62 m ²
Garage	34 m ²
Courtyard	34 m ² + 17 m ² + 12 m ²
Total Internal	173 m ²



- Sleek and sophisticated architecture
- Grand double height entrance providing a sense of arrival and a connection between the floor levels
- Master suite boasting a large walk in robe, ensuite with double vanity, and access to a private courtyard
- 2700mm high ceiling height throughout
- 3200–3600mm high raked ceiling to living and dining rooms bookended by courtyard and garden spaces, perfect for entertaining and enabling cross-ventilation
- Second living space (or study/4th bedroom) at first floor
- Kitchen at the heart of the home, with a large feature island and separate built-in pantry
- Recessed porch for weather protection
- Downstairs powder room for guest plus separate first floor WC and bathroom
- Dedicated laundry room
- Double garage with laneway access
- Side gate access to private courtyard with dedicated services area.

Sustainability as standard.

- ☆ 9 Star Victorian Residential Efficiency Energy Rating.
- ☆ Minimum 2.5kW Solar Panels.
- ☆ Induction Cooktop.
- ☆ Electric Boosted Solar Hot Water.
- ☆ Electric Car Charging Point to Garage.
- ☆ No Gas Appliances.
- ☆ Energy Efficient Reverse Cycle Split System.
- ☆ Living Room Ceiling Fan.

VillaRange
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PROPERTIES



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