

Lot
6202.

Artist impression



140 Sovereign Drive



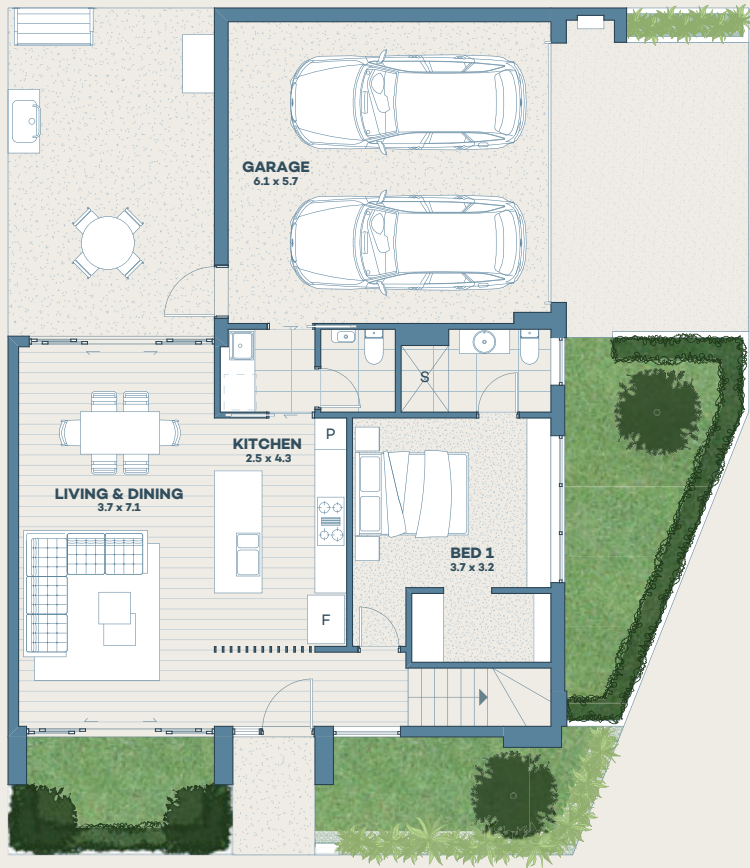
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VillaRange
BY VILLAWOOD
PROPERTIES

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

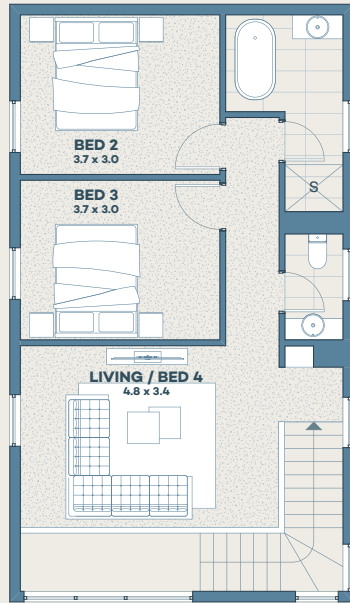


Key design features.



Ground Floor.

0 1 2 3 4 5m



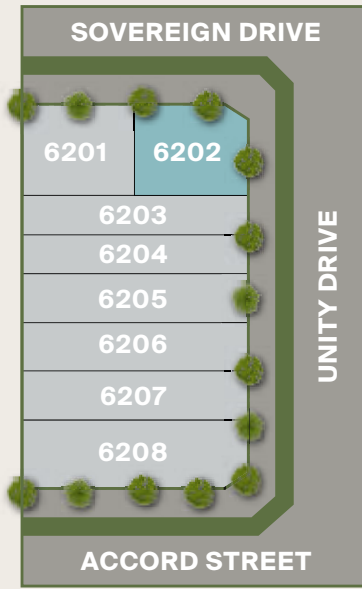
First Floor.

LOT 6202

140 Sovereign Drive,
Mt Duneed, Vic 3217

3 2.5 2

Areas	
Land Size	210 m ²
Ground Floor	68 m ²
First Floor	63 m ²
Garage	39 m ²
Courtyard	24 m ² + 8 m ²
Total Internal	170 m ²



- Sleek and sophisticated architecture
- Grand double height entrance and stairwell providing a sense of arrival
- Master suite with a walk in robe, ensuite and bench seat/reading nook addressing the front garden
- 2700mm high ceiling height throughout
- 3000-3200mm high raked ceiling to living and dining rooms bookended by courtyard and garden spaces, perfect for entertaining and enabling cross-ventilation
- Second living space at first floor
- Kitchen at the heart of the home with feature island bench addressing the living spaces
- Recessed porch for weather protection
- Downstairs powder room for guests plus separate first floor WC and bathroom
- Dedicated laundry room
- Large double garage with direct access to the courtyard and laundry/mud-room.

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.

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