

QUALITY DISPLAY HOMES FOR SALE

# Your Dream Home with 6%\* Guaranteed Return.



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**Barcelona 32 Southampton facade**

Kaduna Park Estate

Available for	\$1,029,900
Annual earnings	\$61,794*

\*Terms & Conditions apply. Annual earnings based only on a leaseback of 6% and does not factor in any mortgage repayments, interest rates, insurance, rates and service charges or body corporate fees. Earnings figure based on 6% of advertised purchase price From \$1,029,900 for Boutique Homes Barcelona 32 at Kaduna Park Estate in Officer South, Victoria. Image used is for illustrative purposes only and may show decorative items not included in the purchase. Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. The building practitioner is ABN Group (Vic) Pty Ltd trading as Boutique Homes, registration number CDB-U 49215. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. Correct as of 17 March 2023.

# Barcelona 32

## Southampton facade.

### Address

Kaduna Park Estate  
14 Clements Street, Officer South

### Specifications

Home area 304.97m<sup>2</sup>

Land size 512m<sup>2</sup>



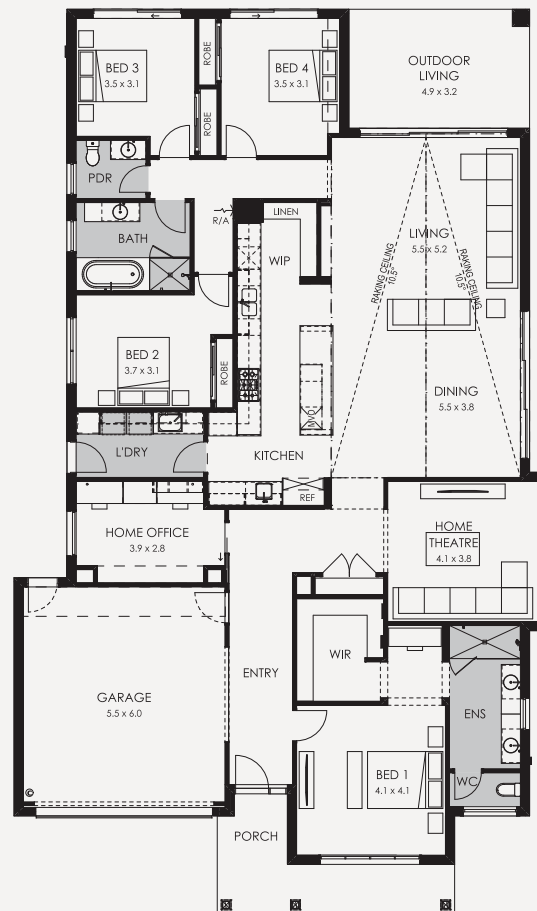
Effortlessly bright and welcoming, the Barcelona offers stylish design and flexible functionality at any block size.

The Barcelona is always lively. With its huge windows and high ceilings, your home is continuously naturally bright and inviting. Positioned near the entrance, the master bedroom promises a tranquil retreat separated from the rest of the home. The clever use of space allows for a spacious walk-in robe, and an ensuite with double vanity, large shower and separate WC.

The kitchen and expansive living areas radiate a sense of warmth and openness that inspires and delights. Gourmet chefs will adore the butler's pantry, wraparound bench and versatile island bench. And the outdoor living area is ready to enjoy in all weather, accessed by glass sliding doors and sheltered by the roofline.

### The Barcelona 32 features a huge range of luxury upgrades and inclusions:

- Architectural Southampton façade
- Upgraded Luxury carpet
- 60mm Caesarstone benchtop to kitchen
- Suite of ILVE appliances in the kitchen
- Undermounted Clark Monaco double bowl sink to kitchen
- 2740mm high ceiling throughout home
- Square set cornice to Entry, Hallway, Kitchen, Dining and Living
- Double glazed aluminium corner less recessed stacking/ sliding door
- Butler's pantry fit out with overhead cabinetry, 40mm Caesarstone and melamine shelves
- Laundry fit out with drying cupboard, laminated overhead cupboards and mud room
- Stunning interior colour scheme selected by our Senior Interior Designer
- Professional landscaping and fencing
- Refrigerated cooling and Gas ducted heating system
- Double Glazed windows and doors throughout



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