



**CARLISLE**  
*Life's better*



## DISPLAY FOR SALE

# Clarington Grand 40

\$1,050,000 - \$1,150,000

### 14 Irvine Rise

Harpley Estate, Werribee

Lot Size: 448 m<sup>2</sup>

#### Key features

This remarkable property offers a harmonious blend of style, functionality, and modern living. As you step inside, you'll be greeted by a dedicated study and exquisite formal lounge with gas fireplace. Venturing further into the home, you'll find the purpose-built theatre room complete with projector and screen, fantastic for family movie nights. Next, the light-filled open plan living space serves as the heart of the home, with seamless access to the outdoor alfresco. The spacious kitchen is a culinary enthusiast's dream, featuring an L-shaped island bench, a walk-in pantry, Caesarstone benchtops, and a striking feature tiled splashback.

Upstairs, you'll find the third living area, a built-in kids' study nook, 3 secondary bedrooms with walk-in 'robes, spacious family bathroom and an exceptional master suite with oversized shower, dual basin vanity, grand dressing room and front balcony. Indulge in the comfort of extra heavy-duty carpet with premium underlay, providing a soft underfoot experience, complemented by wide format porcelain tiles to the main living area, entry and wet areas. Quality finishes abound, like luxury window furnishings, wallpaper, pendant lights, downlights, zoned alarm system and TVs to the living, activity and master suite. Step outside into the landscaped gardens, featuring timed irrigation to garden beds, exposed aggregate driveway and paths and tiled alfresco with ceiling fan and an outdoor gas fireplace, perfect for entertaining or enjoying the outdoors. Don't miss the opportunity to make this exceptional home your own.

Display ready to move in February 2024,  
no leaseback available.

For more information contact us on 13 27 67

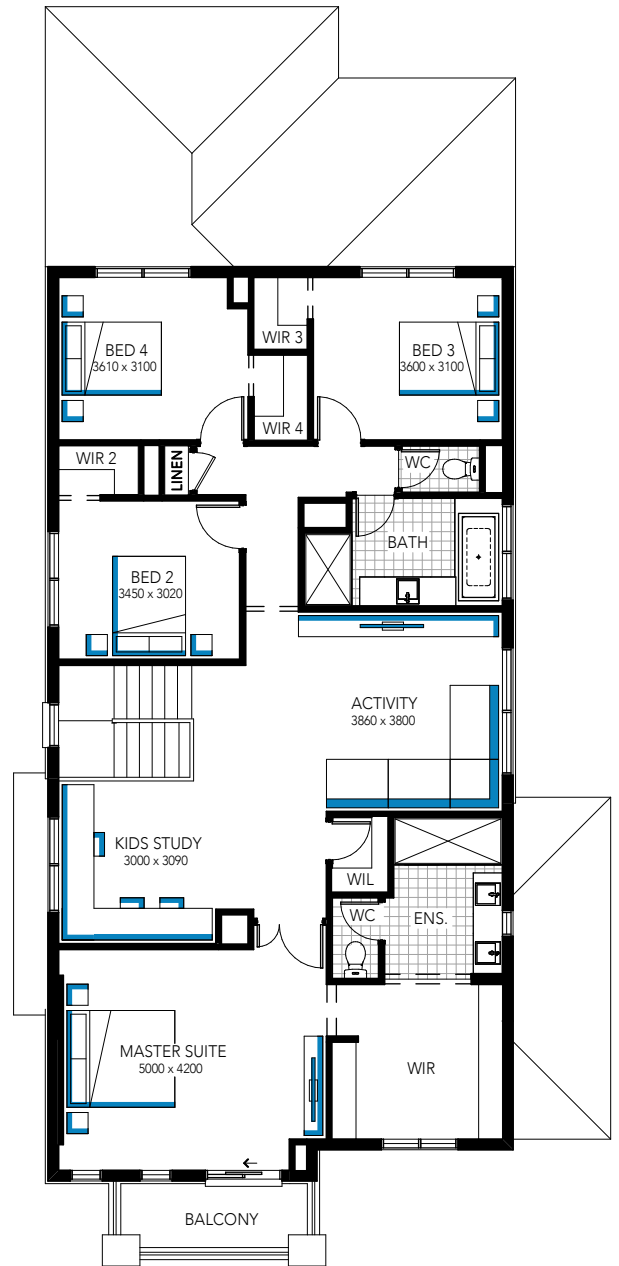
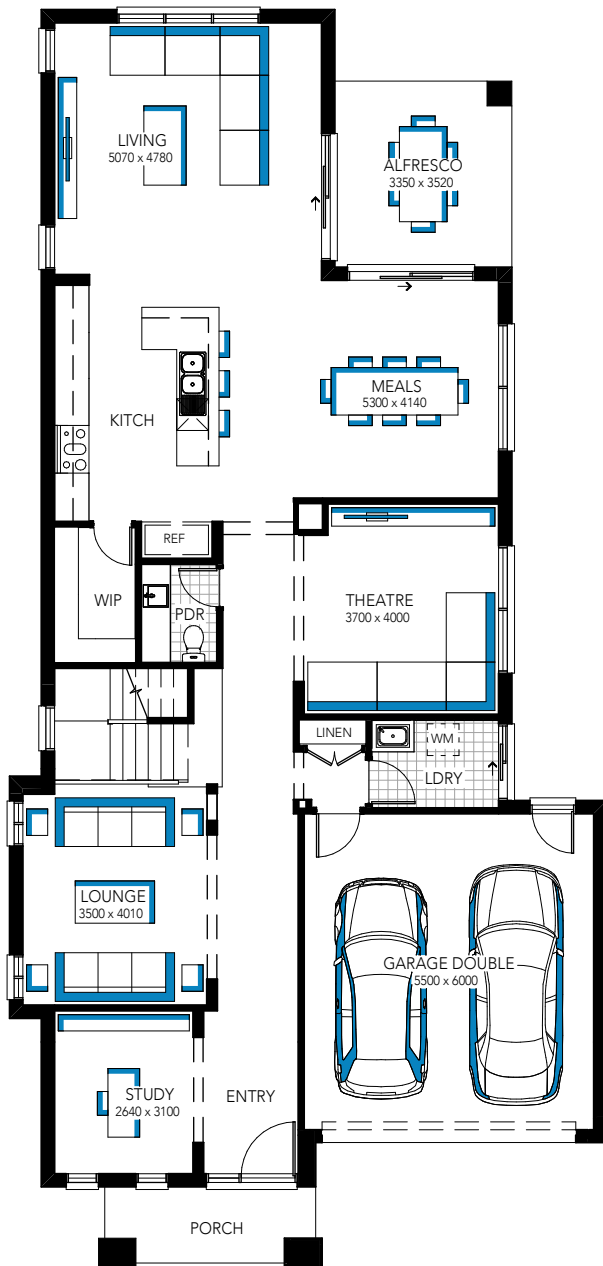
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**T-RANGE**  
TRUE LIVING

# Display for Sale

04 | 2.5 | 02



## Clarington Grand 40

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# Why buy a display home in Harpley Estate?

Discover a community where waterfront living meets the beauty of nature, just 3.5km from Watton Street, Werribee CBD and 35km South West of Melbourne CBD. Harpley will have it all, from schools and childcares, shops and essential services, to lakeside cafes and restaurants.

Surrounded by natural, open spaces and manicured parklands, Harpley is a neighbourhood where families and friends can meet for a catch-up, stroll the parks and boardwalks, and picnic by the waterways.

Love living lakeside at Harpley.



## Population

435 hectare masterplanned community with 12,000 residents on completion.



## Location & Transport

5 minute drive to Wyndham Vale train station and 35 minute train ride to Southern Cross Station. Existing bus routes can take you to the train station and surrounding shopping destinations. Proposed future train station, located on Black Forest Road - on the edge of Harpley's masterplan.



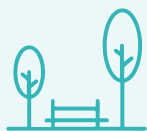
## Education

Wallaby Childcare Centre, St Joseph's Catholic Primary School and Lollypop Creek Primary School are operational with Lollypop Creek Secondary School (interim name), planned to open in Term 1 2024. In addition, there are plans for a future kindergarten, maternal and child health services and a playgroup.



## Shopping & Lifestyle

A future waterfront town centre with up to 8,000m2 retail floor space featuring super market and specialty stores, restaurants and cafes, community centre, medical facilities and professional services.



## Open Space

60 hectares of waterways and surrounds, plus 9 hectares of village parks and gardens.



## Sporting

15 hectares of sporting fields and 26km of hike and bike trails.



## Sustainability

In 2016 Harpley became the first community in Melbourne's west to receive a 6 Star Green Star rating from the Green Building Council of Australia.



## Surrounding area

Explore a range of national parks, reserves and beaches including You Yangs Regional park and Altona beach.

The property is perfectly positioned to a wide variety of amenities, including walking distance to Lollypop Creek Primary and Secondary Schools, and only a short drive to Iramoo Community Centre. Harpley's future Town Centre is only a few streets away and will include a major supermarket, speciality shops, and a dining precinct with vibrant cafés and restaurants. Plus, you will love the convenience of a rail link on your doorstep and the upcoming link to the Princess Freeway.



- |                                  |                           |                         |
|----------------------------------|---------------------------|-------------------------|
| ● Harpley Lots                   | Active Open Space         | Shopping & Convenience  |
| ▨ Denotes Future Amenity         | Sporting Space            | Community Facility      |
| — Residential (by others)        | Child Care/Early Learning | Employment Precinct     |
| 1 Future Link to Princes Freeway | Primary School            | Future Town Centre Lake |
| 2 Proposed Bridge Over Rail Line | High School               | Regional Rail Link      |