

44-46 Walters Avenue

Airport West





44-46 Walters Avenue Airport West



is a quality, boutique development of eight villas and townhouses; designed to offer elegant, effortless contemporary living for buyers seeking location, value, and lifestyle.

Perfect for retirees to lock and leave when off on extended travels or weekend getaways; great value for first home buyers who can capitalise on government grants and stamp duty incentives for new home purchases; and investors can expect attractive returns, high occupancy rates, and tax-saving depreciation benefits.

Built by acclaimed long-term local builders CDC Homes, every stage of this project has been meticulously managed to ensure all buyers are investing in easy-care living of the very highest calibre...investing in not just bricks and mortar, but a lifestyle to savour.

Comprising of six double storey townhouses and two stand-alone villas; this is a boutique residential enclave designed around the needs of the contemporary lifestyle buyer and investor, seeking quality low maintenance living.



From the attractive facades through to the sleek, light-filled interiors, tasteful décor, and inspired floor plans – there is something here to appeal to a range of buyers, and a floor plan configuration to suit.

No corners have been cut, and every effort has been made to create a community of distinction... a welcoming, elegant place to call 'home'.



Units 3,4,5,6



Unit 7



Unit 8



Hardwood timber floors, stone benches, gas cooktops, floor to ceiling cabinetry in kitchen, carpets in bedroom, sliding doors to outdoor area, and a tasteful colour palette to complement most furniture types, infusing both elegance and warmth into the residence – are just some of the features that will appeal to the discerning buyer.



Aesthetically appealing facades, sophisticated décor and sleek design, work in synchronicity to create a whole, that feels first-class, fresh, and inviting.



Dressed to impress, there won't be a cent to spend or a finger to lift for many years!







Location

When it comes to property investing, 'location, location, location' is often the key-driver of the decision-making process, particularly for the savvy forward-thinking investor; and 44-46 Walters Avenue, not only excels in this regard, but also in the second key-driver, 'lifestyle'.





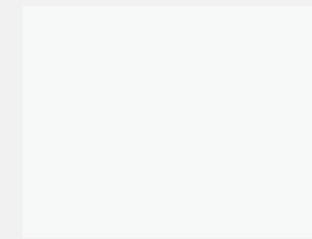
Located with close proximity to parks and reserves, sought-after public and private schools, major retail outlets including DFO, cafes/dining, Essendon Fields Airport, sporting facilities, and more...plus, only 20 minutes to the CBD – this is a prime employment and education hub, attracting increased attention in the marketplace, for all the right reasons!



FIRST FLOOR



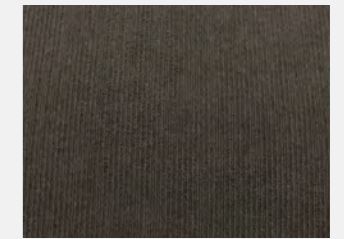
Internal Colour Scheme



Paint White

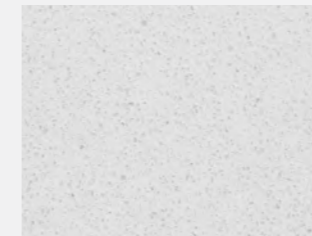


Flooring:
Tassie Oak



Carpet (bedrooms & stairs):
Quest Queens Road Gust

Kitchen



Benchtops:
Bianco Gental

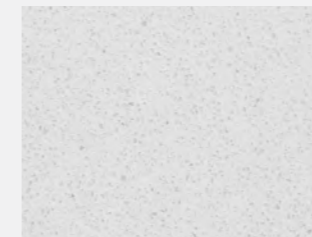


Joinery:
Polytec Classic White Sheen

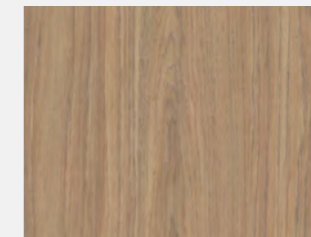


Splashbacks:
Mirror

Bath



Benchtops:
Bianco Gental



Joinery:
Polyec Melamine Prime
Oak Woodmatt

Wall / Floor Tile:
Porcelain Tile (300x600mm)

Finishes shown are subject to availability. The developer reserves the right to make changes and alterations as necessary without prior notice.

Location



Parks & Recreation

- 1 - Parks & Reserves (Bowes Avenue Reserve)
- 1 - Parks & Reserves (AJ Davis Reserve)
- 1 - Parks & Reserves (Spring Gully Reserve)
- 1 - Parks & Reserves (Buckley Park Reserve)
- 1 - Parks & Reserves (Hansen And Etzel Reserve)
- 1 - Parks & Reserves (Boeing Reserve)
- 1 - Parks & Reserves (Centreway Park)

Schools & Amenity

- 2 - Schools (St Christopher's Primary School)
- 2 - Schools (Niddrie Primary School)
- 2 - Schools (Penleigh and Essendon Grammer School)
- 2 - Schools (Keilor Heights Primary School)
- 2 - Schools (Essendon Keilor College)
- 3 - Essendon Fields Airport

Shopping & Retail

- 4 - DFO Essendon
- 5 - Westfield Airport West
- 6 - Essendon Field Shopping Centre
- 7 - Mcnamara Ave Shopping Strip
- 8 - Niddrie Shopping Precinct
- 9 - Niddrie Shopping Centre
- 10 - Centreway Shopping Centre

Coffee & Dining

- 4 - DFO Essendon Cafes
- 5 - Westfield Airport West Cafes & Restaurant
- 6 - Essendon Field Shopping Centre Cafes & Restaurant
- 7 - Mcnamara Ave Cafes
- 8 - Keilor Road Niddrie Cafes & Restaurant
- 8 - Niddrie Shopping Centre Cafes
- 10 - Centreway Shopping Centre Cafes & Restaurant



Building dreams for over 30 years



CDC Homes are a local family owned and operated business, servicing the area for in excess of 35 years. Quality-focused and solution-driven; we design and build residential homes, dual occupancy living, and multi-unit developments to the highest of standards, and never compromise or cut corners in any stage of the process.

We have established a stellar reputation amongst industry peers, clients, and property-related professionals for building, developing, and custom-designing tailored homes/apartments that offer exceptional value and functionality for their residents. We employ and collaborate with only the best in the industry, recruited for their extensive knowledge and expertise, as well as customer-service ethos.



Building dreams for over 30 years

All statements made in this brochure are expressions of opinion by the developer. The statements made are believed to be correct at the time of production and printing, however, changes may occur after that time which render the statements inaccurate. Potential purchasers should review the terms of any contract proffered carefully to ensure that all required features are to be provided under that contract.