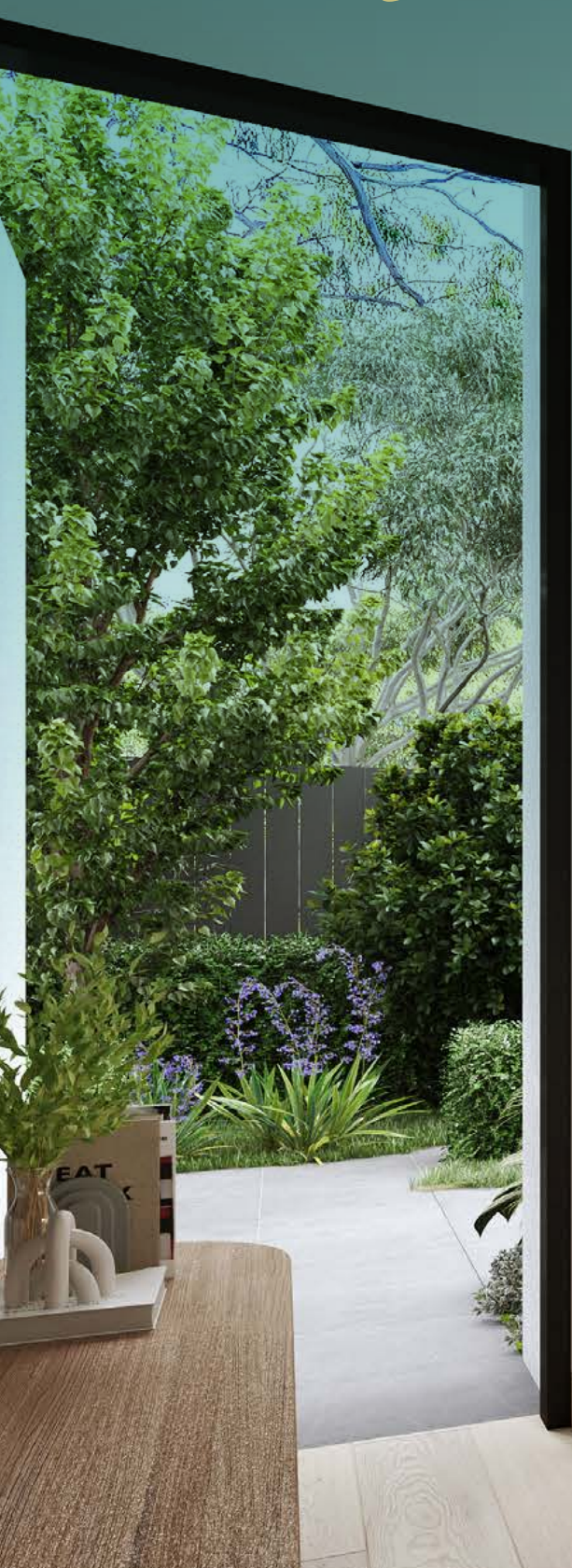


# Riva | Altona

**\$959,900**  
**TOWNHOME 13**

3 BEDROOMS, 3 BATHROOMS, PRIVATE COURTYARD

OVER \$38K OF BONUSES



**Stamp Duty  
Savings \***

\*seek legal advice to confirm eligibility

**Only 5%  
Deposit**

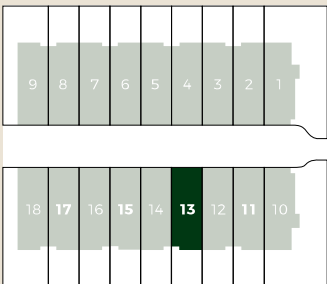
**Rent \$770 per week**



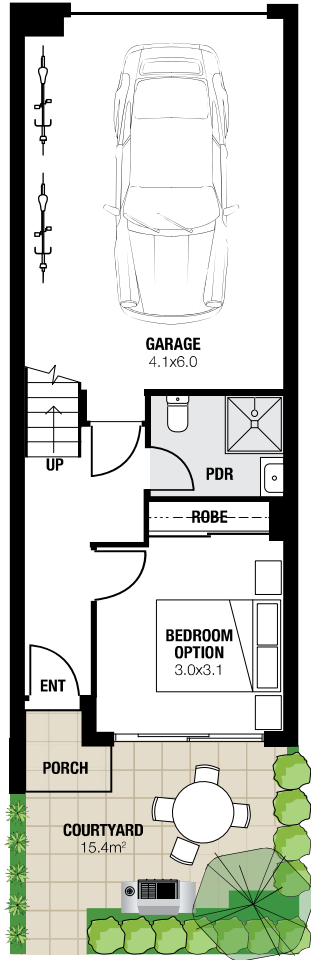
Unit 13



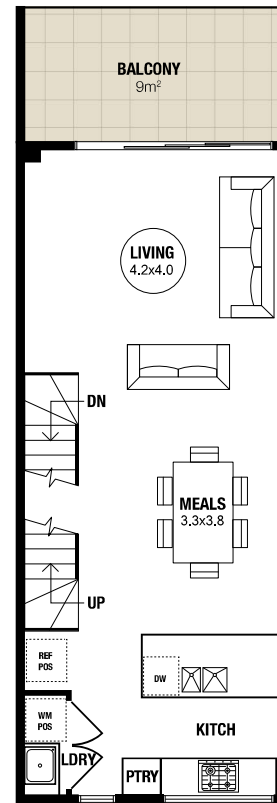
<b>Total Floor Area</b>	<b>156.97m<sup>2</sup></b>
Internal	147.03m <sup>2</sup>
Balcony	9.0m <sup>2</sup>
Courtyard	15.4m <sup>2</sup>



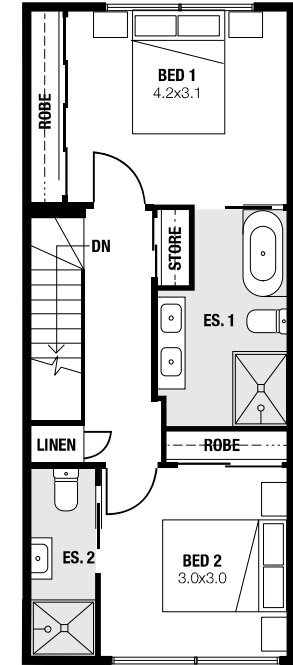
BENT STREET



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# Defence Housing Australia

General Information- Unit 13, 43-45 Bent St, Altona

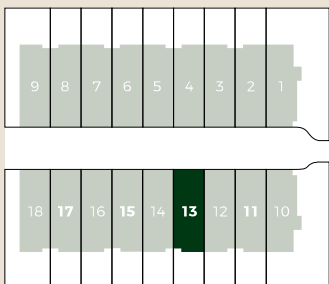
Riva | Altona



## Unit 13



<b>Total Floor Area</b>	<b>156.97m<sup>2</sup></b>
Internal	147.03m <sup>2</sup>
Balcony	9.0m <sup>2</sup>
Courtyard	15.4m <sup>2</sup>



## AN INVESTMENT WITH A SECURE, LONG-TERM TENANT - DEFENCE HOUSING AUSTRALIA

If you're looking for an investment option with less stress - you can lease this property to DHA!

DHA has assessed this property location, plans and inclusions and has committed to a long - term lease on completion of construction, if delivered to the agreed specifications.

The benefits of leasing to Defence Housing Australia Include

- Reliable rental income
- Long-term leases up to 12 years
- Rent paid in advance
- Property care including most non-structural repairs

DHA is not the vendor of the property and therefore makes no representation in relation to the land, the builder, the construction of the property or any other matter unrelated to the DHA Lease Agreement or Property Care Contract. Investment in a DHA property is subject to the terms of the DHA Lease or other contractual documentation and those terms take precedence over any information contained in this advertising material.

Investors should always seek appropriate independent advice before making any investment decisions with DHA. For more information visit [www.dha.gov.au/#investingbenefits](http://www.dha.gov.au/#investingbenefits).

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Riva | Altona

# Riva | Altona

## Comprehensive Inclusions List

43-45 Bent Street



### INTERNAL

- » Carpet to bedrooms
- » European Oak Hybrid Flooring
- » Robes with shelves and hanging rail
- » Full shelving to linen cupboards
- » 2700mm High ceilings to Ground & First Floors
- » 2550mm High ceilings to Second Floor
- » Square set ceilings throughout
- » Laundry stainless steel sink with bypass and tap mixer

### PAINTWORK

- » Internal doors and woodwork - satin natural white
- » Ceilings - flat white
- » Walls - low sheen, natural white

### KITCHEN

- » Subway tiled splashback
- » Full overhead and underbench cupboards
- » 20mm thick engineered stone bench top
- » Dishwasher - Modern Black
- » 600mm Electric Oven - Modern Black
- » 600mm Gas Cooktop - Modern Black
- » Undermount Rangehood
- » Double Bowl sink
- » Kitchen Sink Mixer - Modern Black
- » Soft Close Cabinetry

### HEATING AND COOLING

- » Reverse cycle split system to first floor living
- » Wall heaters to bedrooms



**KITCHEN JOINERY**  
White Laminate



**KITCHEN BENCHTOP**  
White Engineered Stone



**KITCHEN SPLASHBACK**  
Grey Glass - (Upgrade option)



**KITCHEN SPLASHBACK**  
White Subway Tiles - (Standard option)



**KITCHEN AND ENTRY FLOORING**  
European Oak Hybrid Flooring



**TECKNIKA**  
Electric Oven



**TECKNIKA**  
Rangehood



**VETTO**  
Kitchen Mixer



**TECKNIKA**  
Gas Cooktop



**TECKNIKA**  
Dishwasher



**ARTE**  
Double Bowl Sink

## BATHROOM

- › Semi frameless glass shower screens
- › Mirrored vanities
- › Tall Basin Mixers – Modern Black
- › Round rainfall shower head – Modern Black
- › Flush to wall toilets with soft close seats
- › Exhaust fan to bathroom, ensuite, WC
- › Towel rails and toilet roll holders – Modern Black
- › Shower Shelf
- › Porcelain tiles 600mm x 600mm
- › Soft Close Cabinetry

## ELECTRICAL

- › Energy efficient LED Downlights
- › Two double power points per bedroom
- › Two data points pre-wired
- › NBN Ready
- › Smoke alarms hardwired with battery backup
- › Provision for Electric Vehicle Charging
- › Palgate Intercom System

## EXTERNAL

- › Remote control panel garage door
- › Landscaping
- › TV Antenna
- › Tiled balcony
- › Water tanks plumbed to toilets

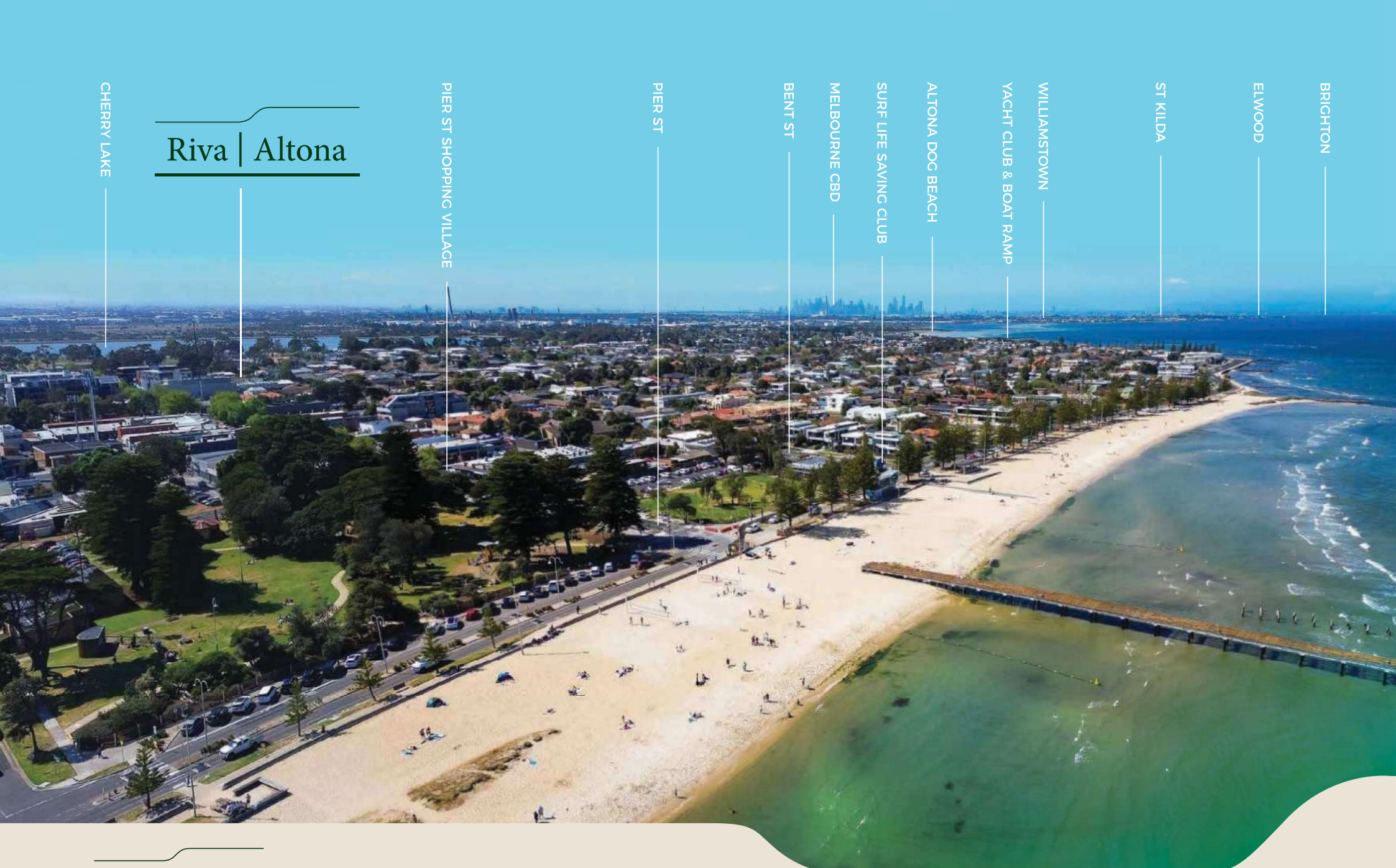


**BATHROOM AND  
ENSUITE CABINETRY**  
Timber Laminate



**BATHROOM WALL  
AND FLOOR TILE**  
Grey Tile





# Riva | Altona

CHERRY LAKE

PIER ST SHOPPING VILLAGE

PIER ST

BENT ST

MELBOURNE CBD

SURF LIFE SAVING CLUB

ALTONA DOG BEACH

YACHT CLUB & BOAT RAMP

WILLIAMSTOWN

ST KILDA

ELWOOD

BRIGHTON

# Riva | Altona

A hidden gem



## Stroll through lush green spaces, explore the shops, savour a coffee or take a refreshing dip at your local beach!

Riva | Altona offers residents an ideal balance between serene beachside living and the convenience of urban amenities creating an opulent village environment. With its newly redeveloped foreshore and vibrant shopping village, an array of local shopping, dining and recreational options, these townhomes are perfect for those who crave the ideal beachside lifestyle.





Riva | Altona

**SPORTS, RECREATION & COMMUNITY**

- 1 Altona Tennis Club
- 2 Hobsons Bay City Council
- 3 Altona City Theatre
- 4 Altona Football Club
- 5 Altona Hockey Club
- 6 Altona Soccer Club
- 7 Koorngal Private Golf Club
- 8 Bay Trail
- 9 Altona Library
- 10 Altona Surf Life Saving Club
- 11 Altona Yacht Club
- 12 Swim School

**SCHOOLS**

- 1 St Mary's Primary School (Catholic)
- 2 Altona Primary School (Government)
- 3 Seaholme Primary School (Government)
- 4 Mt St Joseph Girls College (Catholic)
- 5 Altona College (Government)

**ESSENTIALS**

- 1 Coles Supermarket
- 2 Australia Post Office



NOT TO SCALE



## Grab a towel, stroll to the beach and make every day feel like a holiday

- » Travel 30 mins approx. to Melb CBD by train or car
- » The Westgate Tunnel, expected in late 2025, will make travel even more convenient.

### With close proximity to:

- » Beach and newly redeveloped foreshore at your doorstep
- » Health and medical practices
- » Gym, Sporting clubs and recreation facilities
- » Cafés and restaurants
- » Local shopping village
- » Schools
- » Public transport
- » Abundance of lush parklands and foreshore
- » Bay Trail
- » Altona Coastal Trail
- » Altona Dog Beach
- » 6 Bay Boat Ramp



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# Riva | Altona

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TOWNHOMES

Stace Papadopoulos  
DEVELOPMENT MANAGER

☎ 0419 548 402

✉ [stace@vistalife.com.au](mailto:stace@vistalife.com.au)

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# Riva | Altona

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