

NEW RELEASE



**COMPLETED
TOWNHOME**

\$959,900

**LUXURY BEACHSIDE
TOWNHOME**

LOT 13



3 BEDROOMS



3 BATHROOMS



**SINGLE
GARAGE**

**PRIVATE COURTYARD
+ FIRST FLOOR TERRACE**



**INCLUDES OVER
\$36,000
OF PREMIUM UPGRADES**



5% DEPOSIT



**READY
TO LEASE**



**6 YEAR
STRUCTURAL
WARRANTY**

**DHA LEASE OFFER
\$770
PER WEEK**



**UP TO 9 YEAR
LEASE TERM
+ 3 YEAR OPTION**

Riva | Altona



**12KM
FROM MELBOURNE CBD**



**400M
TO ALTONA BEACH**



**WALK TO
PIER STREET VILLAGE**



**WALK 350M
TO ALTONA TRAIN STATION**





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Defence Housing Australia

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

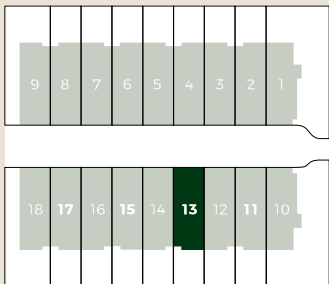
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Unit 13



Total Floor Area	156.97m²
Internal	147.03m ²
Balcony	9.0m ²
Courtyard	15.4m ²



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.

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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 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

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



TECKNIKA
Electric Oven



TECKNIKA
Gas Cooktop



TECKNIKA
Rangehood



VETTO
Kitchen Mixer



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



VETTO
Basin Mixer



VETTO
Shower Mixer

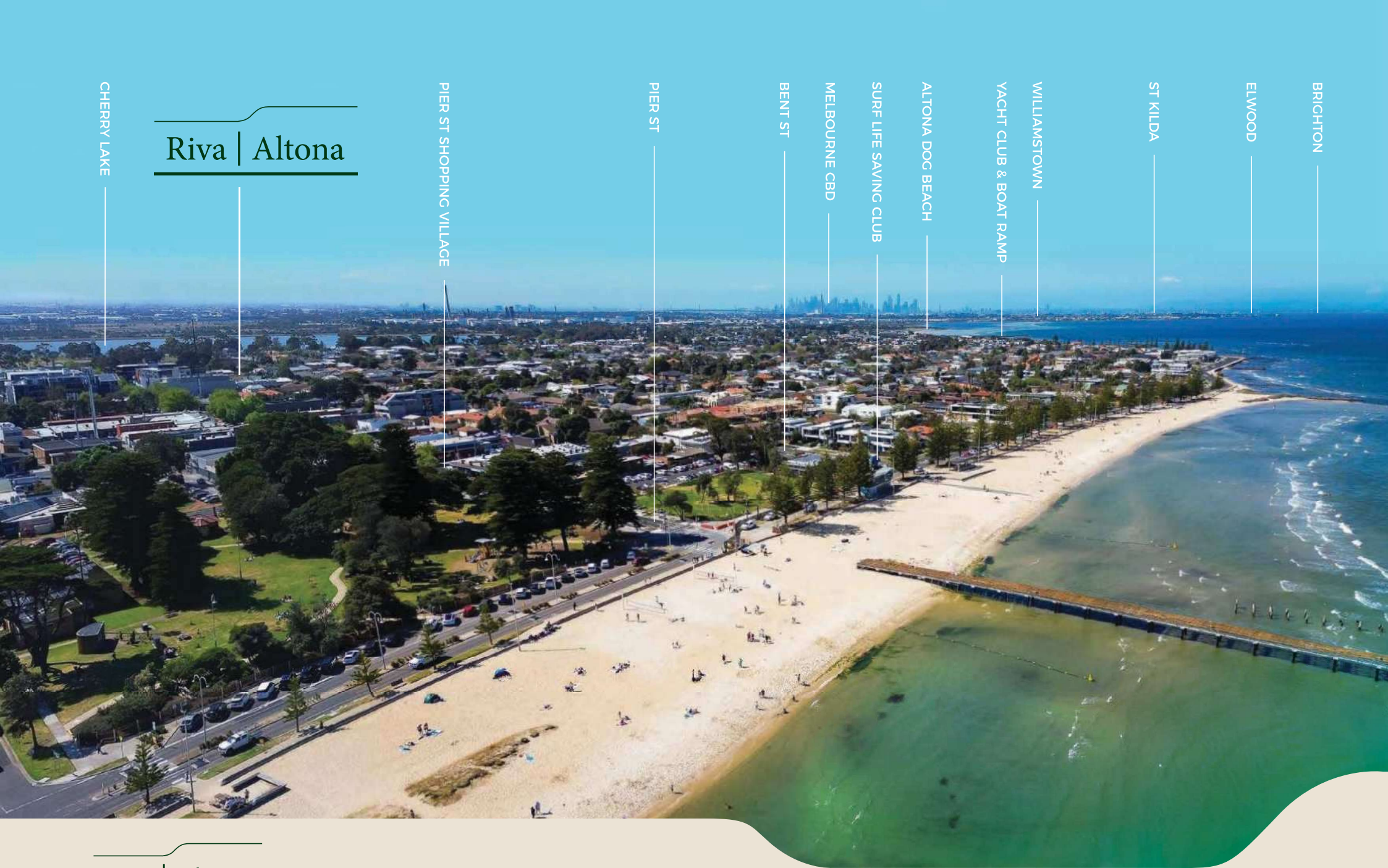


PAVIA
Combo Shower Outlet



VETTO
Towel Rail





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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.





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 Koorungal 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)

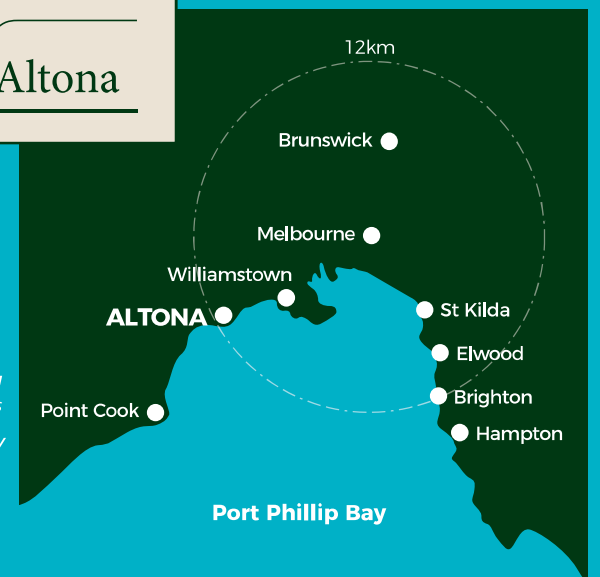
ESSENTIALS

- 1 Coles Supermarket
- 2 Australia Post Office

Riva | Altona

Geelong
Approx 45mins

Torquay
Approx 60mins



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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TOWNHOMES

Stace Papadopoulos
DEVELOPMENT MANAGER

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