

DIVERSEBUILDERS

PRESENTS

Boulevard

AN EXCLUSIVE HOUSE & LAND OFFER

94b The Boulevard,
Shepparton VIC 3631

/ 1,100m² Land
/ 45sq Residence



4+



2.5



3



2

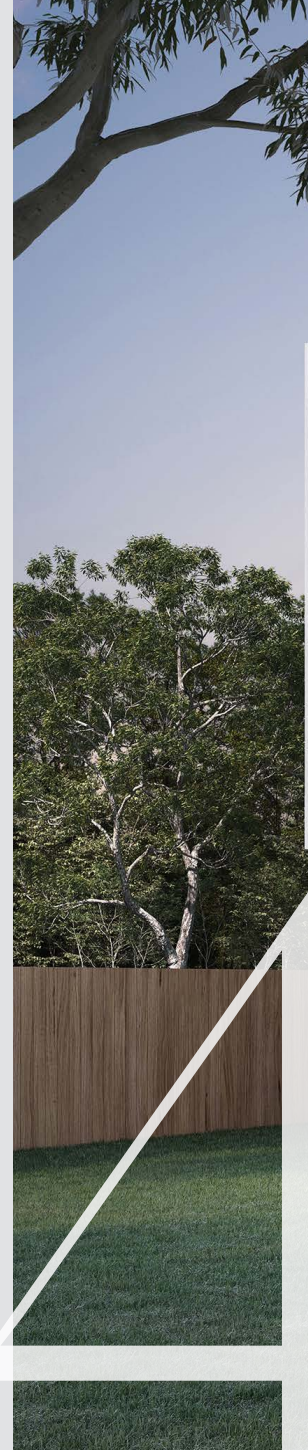
LUXURY HAS A NEW ADDRESS

Discover an unparalleled luxury home, with an 1,100m² lot that provides room to move. A masterpiece of box modern design, this home overlooks its own extremely rare and private, serene bushland to soak in the brilliance of the region.

A state-of-the-art kitchen, featuring Smeg appliances and a butler's pantry with extensive shelving space, caters to the culinary enthusiast and the

organised homeowner. Two expansive living areas provide ample room for family gatherings and entertainment, while the dedicated study offers a quiet retreat for work or reading.

Outside, the allure continues with a stunning plunge pool and a fully equipped outdoor kitchen, ideal for alfresco dining and entertaining against the backdrop of breathtaking bushland vistas.





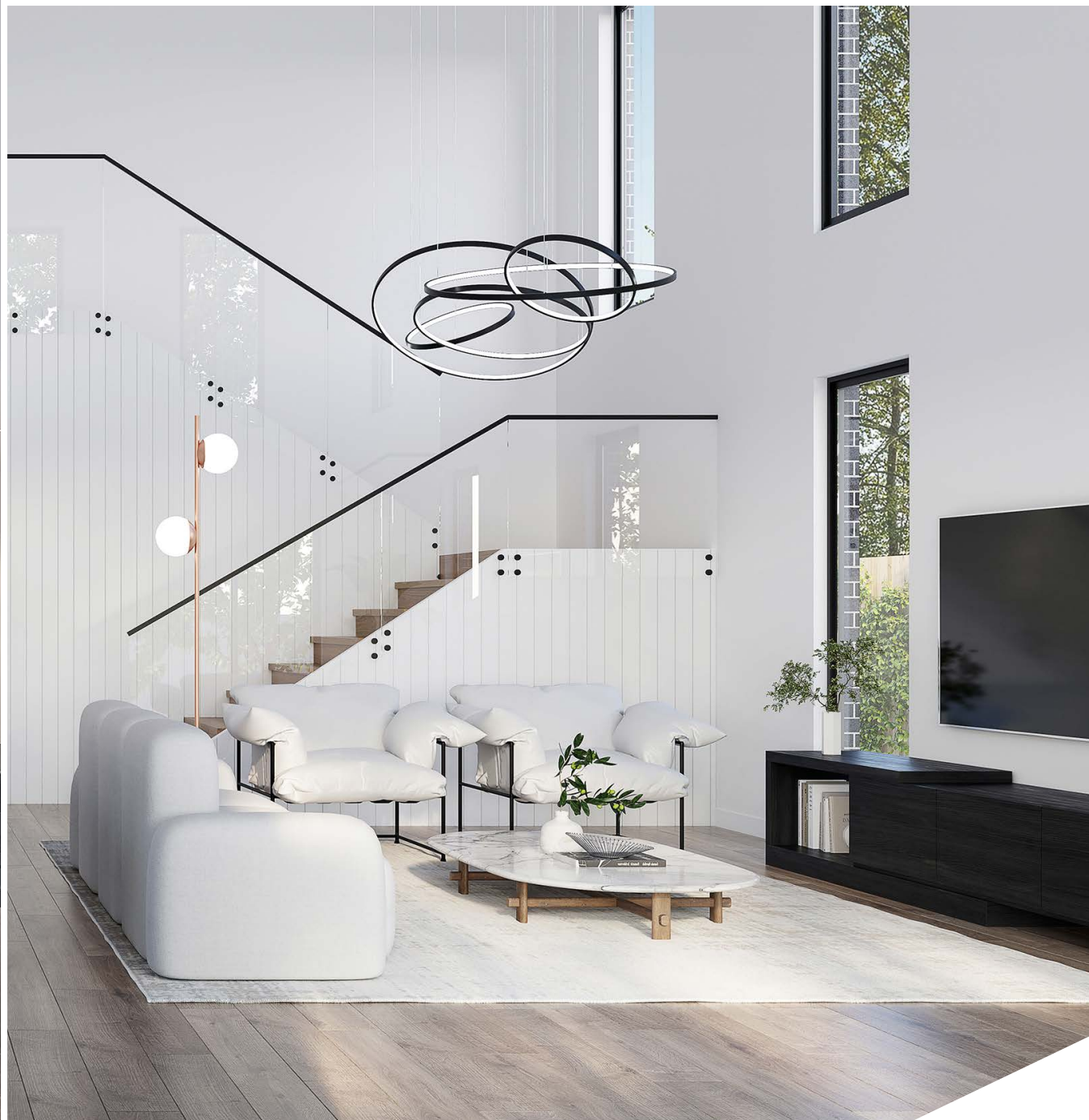
Box modern facade.

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Kitchen and dining.



Upstairs, you'll discover spaciousness with generously sized bedrooms that promise tranquility and relaxation. The master suite takes you to an opulent retreat including a grand ensuite, WIR and private balcony.

At the front of the home is a versatile recreational/rumpus area, perfect for unwinding or indulging in hobbies.

Experience the perfect balance of luxury and nature in this one-of-a-kind residence. A rare location with its own bushland and water views conveniently located close to the heart of Shepparton, with schools and activities within close proximity and the Murray River under an hour away for holiday fun.

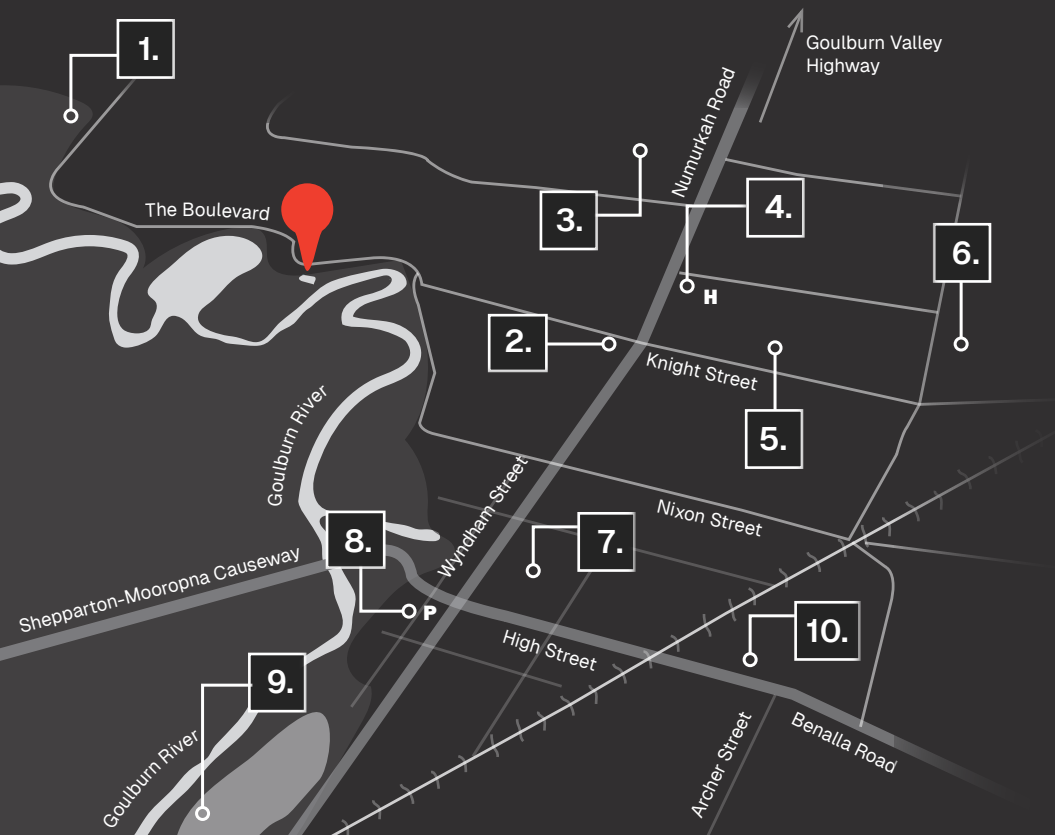
More than just a home, it's a lifestyle.

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Central location

- | | |
|---------------------------------|--------------------------------------|
| 1. Shepparton Golf Club | 7. Shepparton CBD |
| 2. Shepparton RSL | 8. Shepparton Police Station |
| 3. Shepparton Sports Stadium | 9. Victoria Park Lake and SAM Museum |
| 4. Goulburn Valley Health | 10. Shepparton Showgrounds |
| 5. Notre Dame College | |
| 6. Shepparton Secondary College | |





Master ensuite.

PREMIUM INCLUSIONS

Smeg appliances with oven, induction cook top and integrated dishwasher

Soft close cupboards and drawers throughout

40mm Quantum Zero recycled surfaces stone range to bench tops

3 pendant lights to kitchen island

Undercover entertaining alfresco with external ceiling fan

Outdoor kitchen with porcelain stone bench top and stainless steel appliances

ABI Interior tapware and accessories

Freestanding bath to ensuite

Contemporary back to wall toilets with soft close seat

Porcelain rectified tiles to wet areas

Feature front entry 1000mm pivot door

Timber staircase and glass balustrade

Luxurious WIR configuration with drawers and double hanging

Double garage with extra width and storage

Exposed aggregate driveway

Private plunge pool

7 star energy rating with double glazing

Ducted reverse-cycle refrigerated heating and cooling

Electrical consultation and walk through

Interior selection and styling consultation

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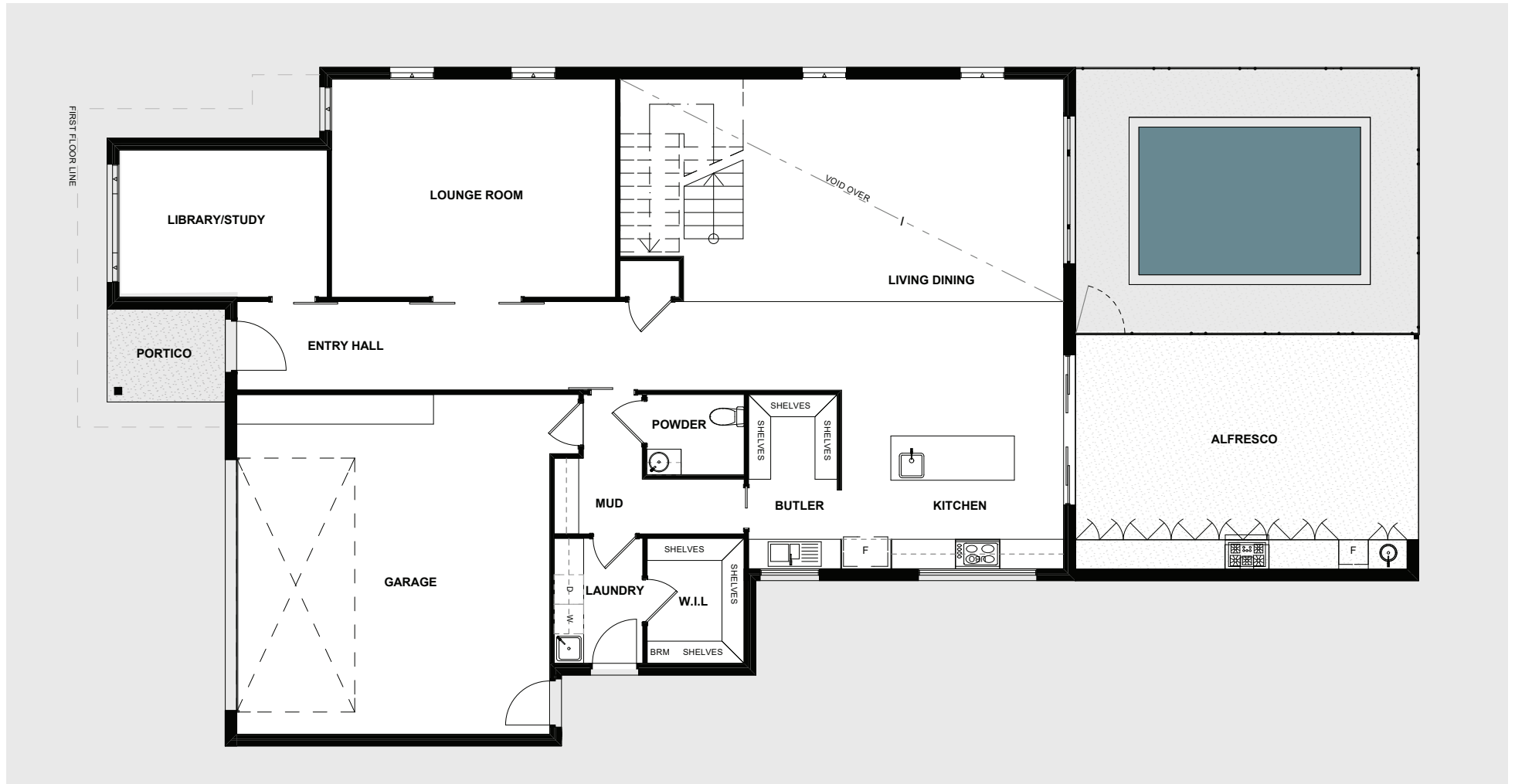
Outdoor kitchen, alfresco and plunge pool.





Boulevard

GROUND FLOOR



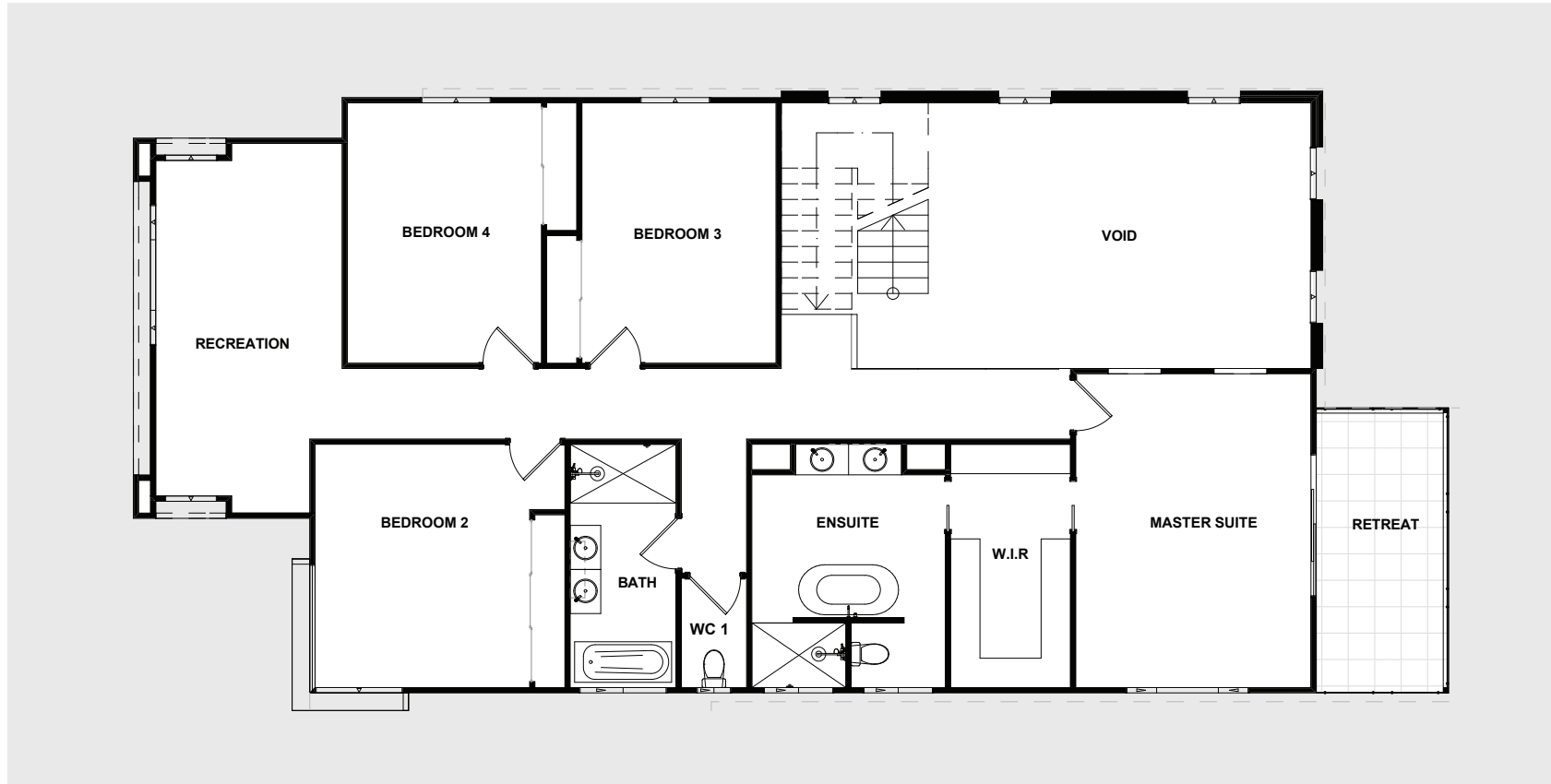
| | |
|---------------|--------------|
| Living/Dining | 6.51 x 6.32m |
| Kitchen | 4.51 x 3.63m |
| Alfresco | 7.00 x 5.00m |
| Library/Study | 4.23 x 2.99m |

| | | |
|--------------|----------------------|---------|
| Ground Floor | 166.90m ² | 17.97sq |
| First Floor | 154.44m ² | 16.62sq |
| Garage | 49.33m ² | 5.31sq |

| | | |
|------------------------|----------------------------|----------------|
| Portico | 4.54m ² | 0.49sq |
| Alfresco | 34.85m ² | 1.17sq |
| Retreat Deck | 10.91m ² | 1.17sq |
| Residence Total | 420.97m² | 45.31sq |

Boulevard

FIRST FLOOR



| | |
|-------------------------|--------|
| Residence Overall Width | 13.79m |
| Residence Overall Depth | 26.64m |

| | |
|--------------|--------------|
| Lounge | 5.77 x 4.43m |
| Master | 4.20 x 5.34m |
| Retreat Deck | 2.25 x 4.85m |

| | |
|-------|--------------|
| Bed 2 | 3.50 x 4.14m |
| Bed 3 | 3.30 x 4.43m |
| Bed 4 | 3.30 x 4.43m |

AN OPPORTUNITY NOT TO BE MISSED.

Register your interest.

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*Images are for illustrative purposes only and may include upgrade items. Diverse Builders do not supply items such as furniture, fencing or hard landscaping. Any prices listed do not include the supply of these items. The package is subject to the developers design approval, councils final approval and engineering design. Package price excludes stamp duty on land, legal fees and conveyancing costs.

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tailored to you.

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