



22 Courtenay Promenade, Fraser Rise




Architectural Masterpiece Offering Luxury and Comfort

The Property

Welcome to 22 Courtenay Promenade, Fraser Rise. This architecturally designed and impeccably finished brand new home is a true statement of luxury living. Boasting four spacious bedrooms and two elegant bathrooms, this exquisite family home is set on a generous 469m² allotment within the prestigious Aldo Estate. Featuring multiple refined living areas including a rumpus, a remote-controlled double garage, and seamless indoor-outdoor entertaining, it offers an exceptional lifestyle defined by sophistication, space, and superior craftsmanship.

The Point of Difference

- Step into a luxuriously appointed home where soaring 2.9m ceilings, sleek hybrid waterproof timber flooring, and square-set corning create an expansive and sophisticated living environment, perfectly designed for both elegant entertaining and relaxed family comfort.
- Four g bedrooms showcase plush category 3 carpets, with the master suite providing a bespoke walk-in robe finished in high-gloss cabinetry and a luxurious ensuite adorned with floor-to-ceiling porcelain tiles.

4  2  2 

FOR SALE
\$775,000 - \$795,000

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- The fourth bedroom enjoys full-height glass sliding doors opening directly onto the backyard, perfect as a private guest retreat or stylish home office.
- The kitchen is a culinary masterpiece featuring 40mm Caesarstone benchtops across the island and appliance benches, an upgraded stainless steel dual sink, a walk-in pantry, premium matte finish Polytec cabinetry, and soft-close drawers, showcasing refined style and exceptional quality.
- Expansive living and rumpus rooms effortlessly flow through elegant corner sliding doors to a covered alfresco, perfectly blending indoor and outdoor entertaining spaces.
- Sleek bathrooms are appointed with floating mirrors featuring integrated LED lighting and exquisite porcelain tiling from floor to ceiling.
- The home ensures year-round comfort and energy efficiency with double-glazed windows, a 6-star energy rating, ducted heating, and evaporative cooling throughout.
- A custom-designed laundry features stone benchtops, overhead cabinetry, and soft-close drawers.
- Additional highlights include LED downlights throughout, linen storage, an oversized upgraded front door, multiple additional power points, high timber fencing, comprehensive security including a 6-camera CCTV system, alarm system, sensor-activated floodlights (front and rear), and an upgraded garage door, complementing the home's superior fittings and elevating your everyday living experience.

The Point of Interest

Nestled within the prestigious Aldo Estate, this exceptional home enjoys a premium position along the main Promenade, directly opposite a proposed non-government secondary school. It's ideally located near a soon-to-be-completed 5-acre green space featuring sporting facilities, walking tracks, and lush greenery-offering an enriched lifestyle for growing families. With effortless access to Old Melton Road, the Calder Freeway, and M2, daily travel is seamless. Surrounded by tree-lined streets, pristine parks, and natural open spaces, residents enjoy a peaceful setting with urban convenience. Moments from Watergardens Shopping Centre and zoned to esteemed schools including Springside West Secondary College, Deanside Primary, and Springside Primary, this is an outstanding opportunity to secure a luxurious residence with exceptional lifestyle appeal and enduring future value.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 10/07/25.

MORE DETAILS

Property ID	2GVPHGH
Property Type	House
Land Area	469 m2

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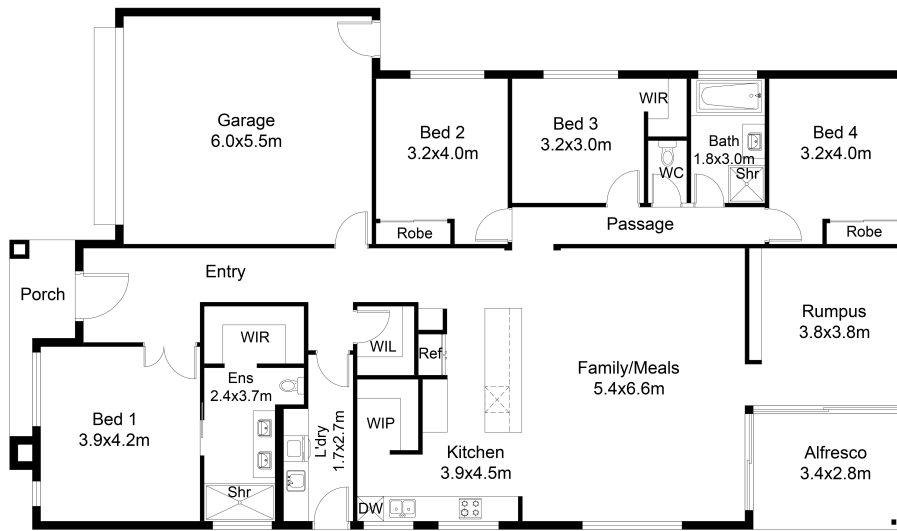
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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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