

# Lot 407 Stage 6 The Fairways

The Valley 50 Ascot Facade

Price from  
**\$1,792,500.00**

House Size: 426M<sup>2</sup>

Land Size: 2564M<sup>2</sup>



6

BEDROOMS



6

BATHROOMS



3

CAR SPACES

**nira**  
HOMES



ARTIST IMPRESSION ONLY

## The Valley 50 by Nira Homes

LOT 407 - THE FAIRWAYS ESTATE, DROUIN

Discover the perfect balance of luxury, space and lifestyle with the stunning Nira Homes Valley 50, perfectly positioned on the expansive 2,564m<sup>2</sup> Lot 407 within the prestigious Fairways Estate.

Designed for large families, multigenerational living or those who simply refuse to compromise, the Valley 50 offers an impressive six-bedroom, six-bathroom layout. The luxurious master suite provides a private retreat, while a separate guest suite offers exceptional comfort for visitors or extended family. Multiple living areas throughout the home ensure everyone has room to relax, entertain and unwind, while the open-plan kitchen, dining and family zone forms the heart of this exceptional home. A spacious three-car garage with additional storage completes this thoughtfully designed residence.

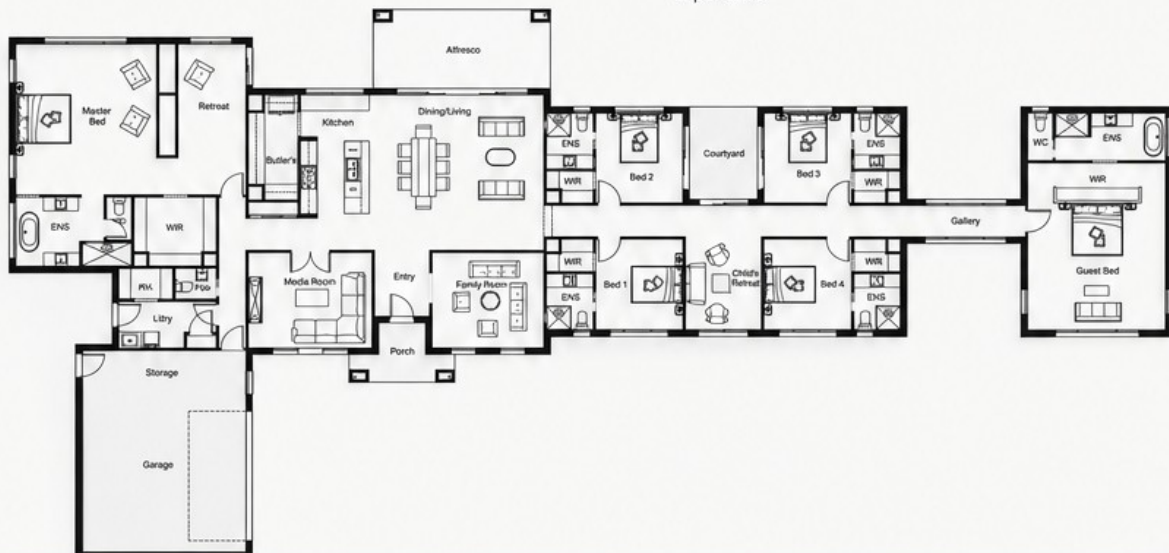
Set within the sought-after Fairways Estate, you'll enjoy the best of country living with all the conveniences of modern life. Bordering the Drouin Golf & Country Club and just minutes from Drouin's town centre, schools, cafés, shopping and easy M1 access, The Fairways offers generous half-acre allotments surrounded by beautiful natural landscapes—creating the ideal setting for your dream lifestyle. Experience luxury acreage living with Nira Homes—where exceptional design meets an exceptional location.

### STANDARD INCLUSIONS FOR EXCEPTIONAL LIVING

- ✓ Maximum 500mm Cut and Fill based on a 600m<sup>2</sup> block of land.
- ✓ Colourbond roofing
- ✓ Ducted reverse cycle air-conditioning
- ✓ Laser level ceilings to main living area
- ✓ 40mm stone benches throughout
- ✓ SMEG 900mm wide stainless-steel oven and induction cooktop
- ✓ SMEG stainless steel dishwasher
- ✓ Stainless steel double bowl undermount sink to the Kitchen.
- ✓ Water point for fridge connection
- ✓ LED diffused downlights throughout the home.
- ✓ Freestanding bath selected from the Nira Design Range
- ✓ Tiled shower niches to all showers 400mm x 400mm
- ✓ Framed mirrored sliding doors to Bedroom robes

### WHY NIRA HOMES?

- ✓ **True Custom Design Flexibility**, every home can be tailored to suit your lifestyle, land and future needs, we believe your home should fit your family, not the other way around.
- ✓ **Specialisation in Lifestyle and Acreage Homes**, we understand the unique requirements of larger blocks, sloping sites and rural locations, our homes are designed for the block, not forced onto it.
- ✓ **Premium inclusions and Quality construction**, our homes are built with quality, longevity and value in mind. A home is a long-term investment, quality matters.
- ✓ **Personal service and one on one attention**, from the first meeting through to handover, clients deal with a dedicated team that guides them through every stage, we are big enough to deliver and small enough to care.
- ✓ **Complete end to end service**, Nira homes is a one stop shop, it makes building simpler and removes much of the stress from the experience.



BESPOKE LIVING  
BUILT WITH INTEGRITY

**nira**  
HOMES

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