



LANDSCAPING BY PAUL BANGAY



The gardens surrounding the Westport Homestead were influenced by former owner Neil Robertson's landscape planting themes and formed the framework of the village's gardens. Paul Bangay has worked with Neil's broad structure and enhanced this throughout the site, creating spaces that blur the boundary between building and landscape design.

The grand entrance avenue echoes the English style of the Homestead and surrounds. The mature hawthorn hedges

and towering oaks have been enhanced by a vibrant mix of flowering perennials to stimulate the senses. The historic orchard and kitchen garden promote exercise and social interaction. An avenue of pin oaks connects the Homestead to the villas and watercourse with native grasses and blackwood acacia providing a soft visual buffer to the formal gardens.

Paul has continued these themes through to the low maintenance designs for each homes garden.



THE LANCEFIELD  
FLOOR PLAN

A rare and exclusive opportunity in the heart of Westport Estate. This is a unique opportunity to secure prestigious frontage to rare Woodland views with an ideal North-facing rear aspect. Our exciting Lancefield home style fits perfectly nestled

amongst other premium homes, where you can enjoy the convenience and the lifestyle opportunity of Westport. With outstanding garden views and the all-seasons alfresco on standby, the already established estate gardens offer the perfect locale.



CONTACT DETAILS

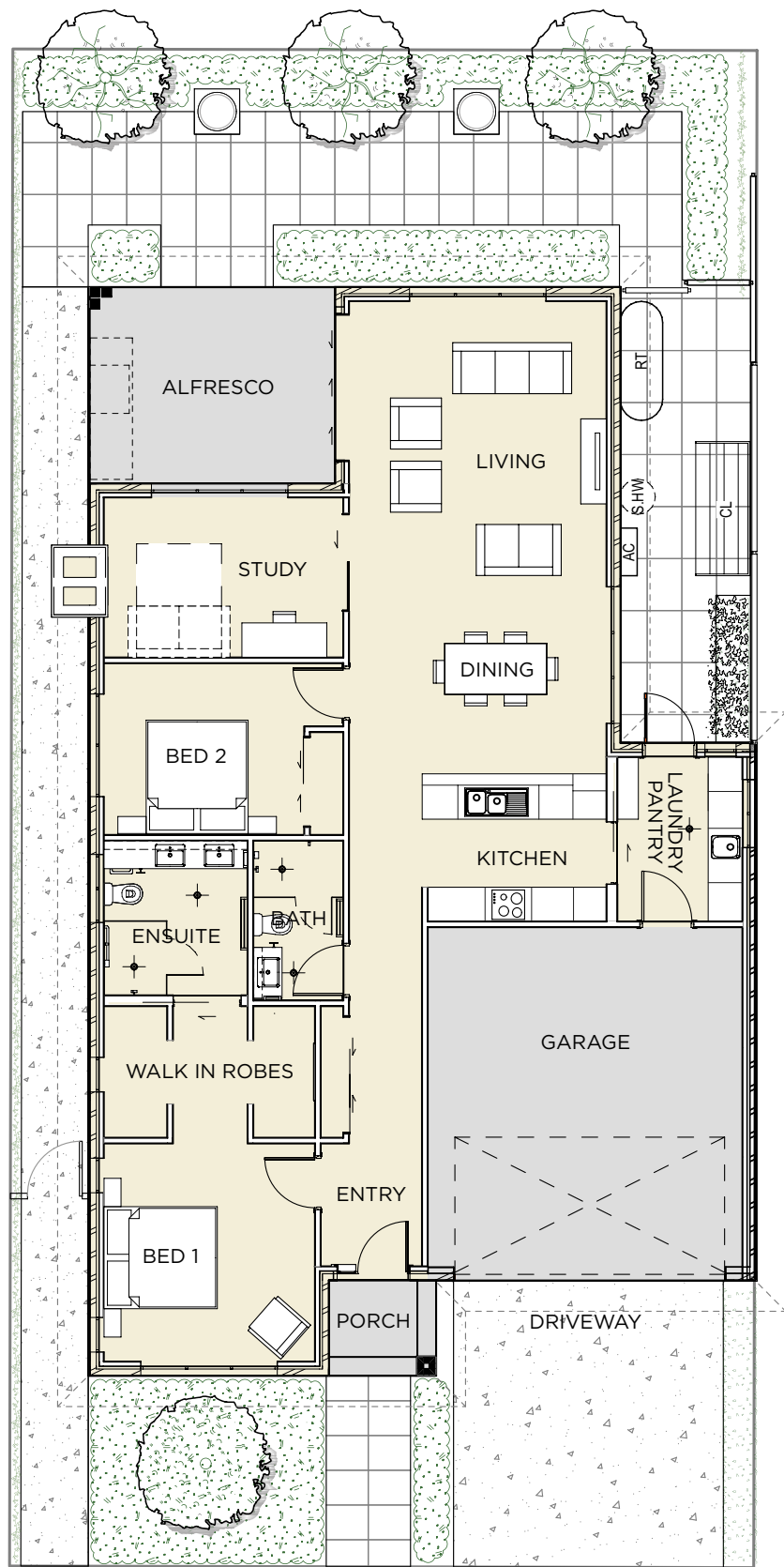
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Living Area	143m <sup>2</sup>
Alfresco	15m <sup>2</sup>
Garage	35.3m <sup>2</sup>
TOTAL	193.3m <sup>2</sup>

More reasons to fall in love:

- Architecturally designed Home by Demaine Architects and Gardens by Paul Bangay
- 2.7m ceilings / 2.4m interior doors
- A range of flooring choices
- High Quality bathroom fittings
- European kitchen appliances
- BIRs to Bedroom 2
- 2 luxe bathrooms
- Master with ensuite & WIR
- Ducted & zoned R/C A/C
- Alarm security
- Established & irrigated gardens
- 1,000L rainwater supply
- And more!

## APPOINTMENTS

These beautiful large, high-spec homes, are hush-quiet within, Featuring 2 bedrooms with study and open plan living, kitchen and dining. You'll have everything you need at home while being situated just a short stroll to the Westport Country Club.

Every inch of this beautiful, double-insulated home considers light, outlooks, and lifestyle from its north facing floor-hugging glass, summer and winter gardens to an entertainer's kitchen designed to face the all-inclusive open plan zone for seamless flow.

The sprawling Caesarstone-benchtops, European induction cooktop, wall oven, inbuilt microwave, and new dishwasher provide the most seasoned of cooks and entertainers all that they need. A galley laundry practicality declares washdays a breeze thanks to the ease of access to outdoor custom drying racks plus a lockable window for winter ventilation.

Privately positioned off the main living space, double doors reveal a home office or 3rd bedroom. The master suite zone also retreats to a deep walk-in robe and a fully tiled ensuite comprising high-end fittings.

Across the hall, in addition to its secure internal entry, the dual garage also offers a useful space for extra storage.

These homes offer the ultimate in style and functionality.

## FACILITIES

Westport is nestled in the heart of a vibrant community, offering all the modern conveniences you could ever wish for. From enjoying a cup of coffee or a game of cards with friends, a yoga class or simply relaxing, you can savour retirement, surrounded by the peace and tranquility of this oasis setting.

Whether you're looking to relax or get active, you'll enjoy all the time in the world to spend exactly as you desire at Westport. Retirement should be about doing what makes you happy and if you're seeking comfort and community without ever having to worry about a thing, then it's time to make the change.

The beautifully landscaped grounds of Westport are fully accessible throughout the property via a network of walking paths. Homes offer tailored options to suit every lifestyle with a choice of floorplans and the Homestead itself is the perfect place to share with family and meet and make new friends. Westport residents will come together to celebrate their passion for family, friends and life with numerous activities and events.

*\*Note: Interior images shown are indicative only and may change.*



Brick Finish



Rendered Finish



Weatherboard Finish

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