

\*FINAL PRODUCT MAY BE SLIGHTLY DIFFERENCE BASE ON THE FLOOR PLAN DESIGN



## TURNKEY INCLUSIONS

- › 2590mm Ceiling Height through out
- › Bricks infill to all windows and sliding doors
- › LED downlight throughout
- › 20mm Stone Benchtops to Kitchen, ENS and Laundry vanity
- › 900mm Tisira Cooktop and Rangehood Upgrade
- › Laminate Wall Panels to the back of the Rangehood
- › Designer range Tapware Upgrade
- › Undermount basin to all bathroom, Ensuite and powder room
- › Back-to-wall designer Toilet Upgrade
- › Freestanding bath Upgrade
- › Laminate timber flooring Upgrade
- › Flyscreens to all Openable Windows and Flyscreens doors to all Sliding Doors
- › Holland Blinds to all Windows and Sliding Doors
- › Alarm Security System and Smoke Detectors
- › 5 star Gas ducted heating
- › Evaporative Cooling to house
- › Colour though Paving Driveway
- › Front and Rear Landscaping with letter box
- › Full Shared Fencing with Wing Fence and Side Gate

**MAC**  
Melbourne Architectural Constructions

**art**<sup>TM</sup>  
RESIDENCE  
BY MAC

**Lot 30639 Mt Atkinson  
Titled**

**Land Size 305m<sup>2</sup>**

**Land Price \$367,000**

**Turnkey Price \$329,350**

**Package Total \$696,350**

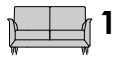
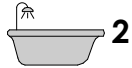
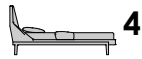
› FIXED SITE COST

› 3 MONTH MAINTENANCE

› 10 YEAR STRUCTURAL GUARANTEE

# CATALINA 18(MOD)

FOR SMALL LOT ONLY



House Area

169.54m<sup>2</sup>

18.25sq

House Size

(Width x Depth)

12.83 X 15.83

Min. Lot Size

Width

Depth

14.00+

21.00m+

(Including  
2m Easement)  
(All Orientations)



Ground Floor

## FLOOR AREAS

1. HOUSE	125.82
2. GARAGE	36.08
3. PORCH	7.64
	<b>169.54 m<sup>2</sup></b>