

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



## TURNKEY INCLUSIONS

2740mm 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 446 Boardwalk**

**Feb 2024**

**Land Size 179m<sup>2</sup>**

**Land Price \$349,000**

**Turnkey Price \$298,500**

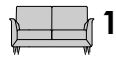
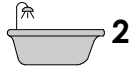
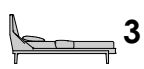
**Package Total \$647,500**

› FIXED SITE COST

› 3 MONTH MAINTENANCE

› 10 YEAR STRUCTURAL GUARANTEE

# FLORA 13



House Area

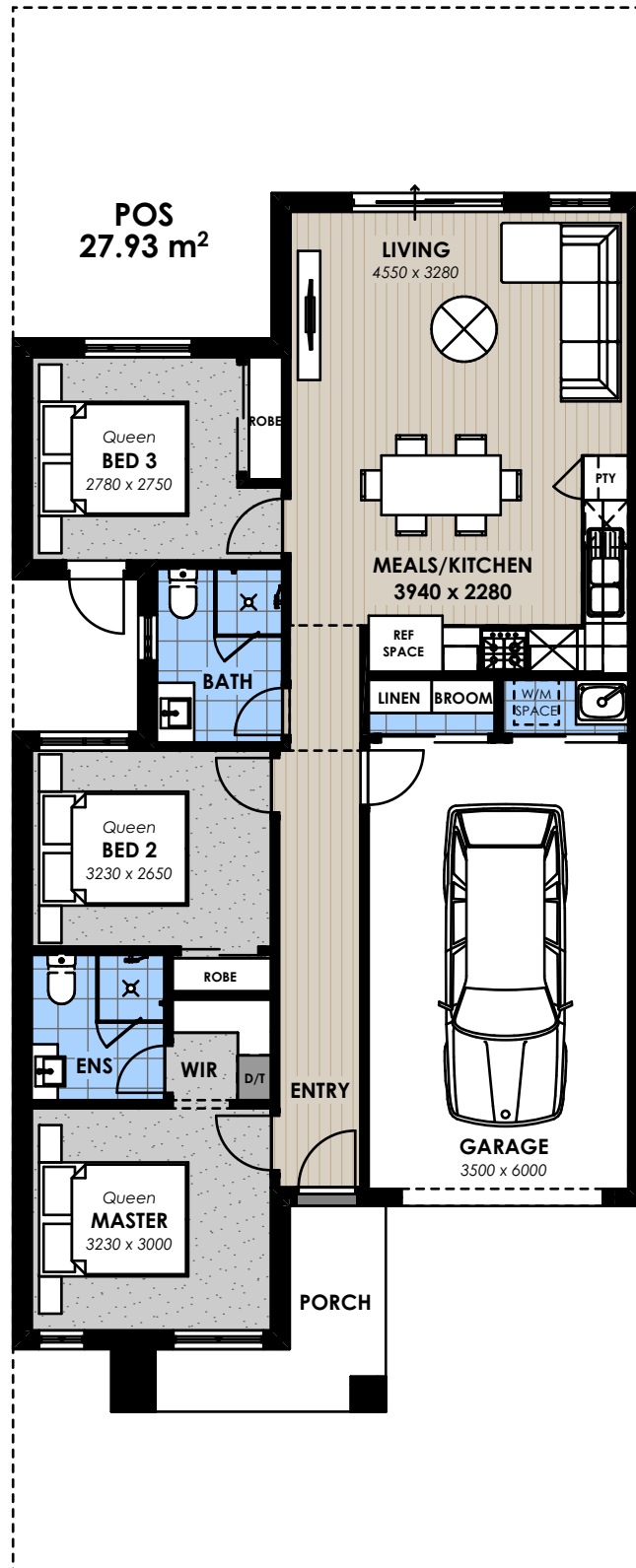
118.00m<sup>2</sup>  
12.70sq

House Size

(Width x Depth)  
8.50 X 16.35

Min. Lot Size

Width Depth  
8.50+ 21m+  
(Including 2.5m Easement)



FLOOR AREAS	
1. HOUSE	85.65
2. GARAGE	26.78
3. PORCH	5.57
	<b>118.00 m<sup>2</sup></b>