

\*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

Lot 2639 Evergreen

Nov-2024

Land Size 262m<sup>2</sup>

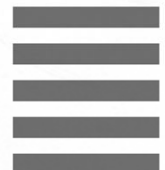
Land Price \$351,000

Turnkey Price \$304,150

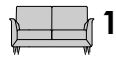
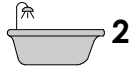
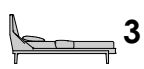
Package Total \$655,150



- > FIXED SITE COST
- > 3 MONTH MAINTENANCE
- > 10 YEAR STRUCTURAL GUARANTEE



# FLORA 13



House Area

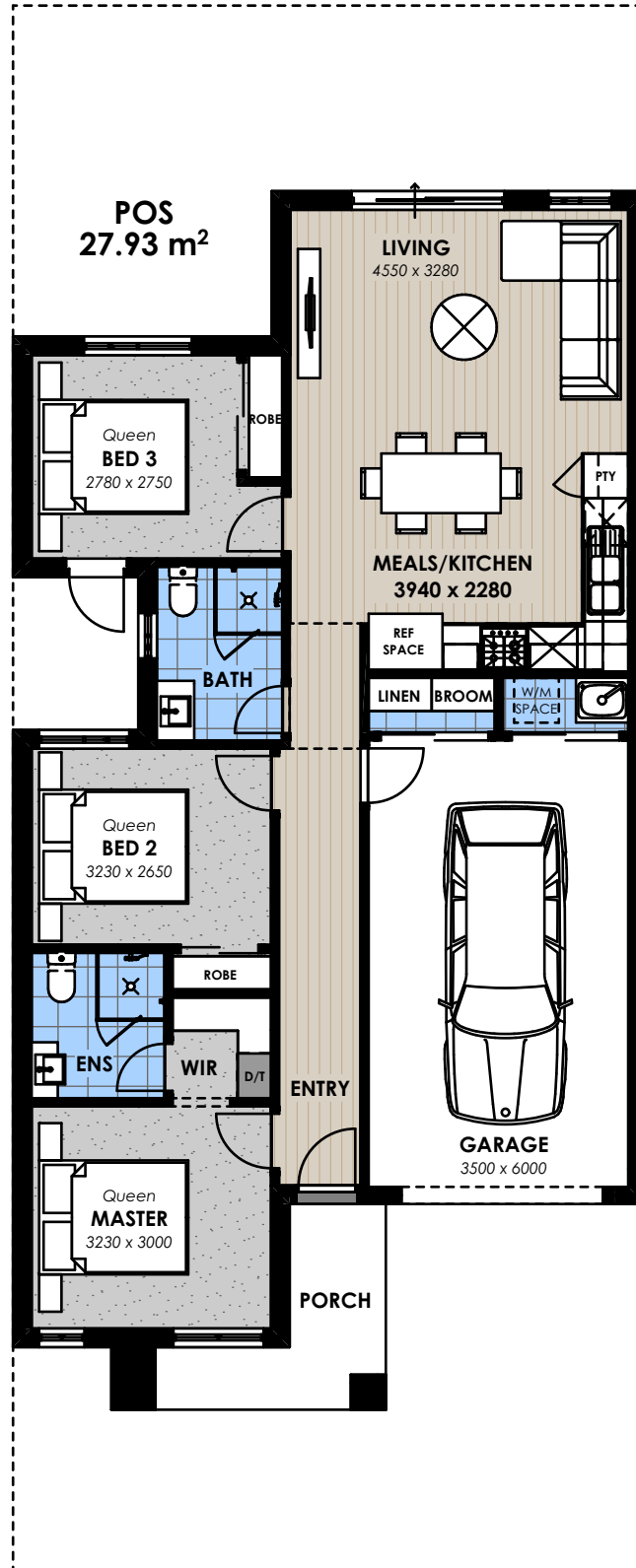
118.00m<sup>2</sup>  
12.70sq

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>



Melbourne Architectural Constructions

This work is exclusively owned by Melbourne Architectural Constructions and cannot be reproduced or copied either wholly or in part in any form of medium without the written permission of Melbourne Architectural Constructions. Dimensions may vary slightly as per the façade selected. Floorplan based on the Angeles façade. Minimum Lot Sizes may vary due to Council requirements & Estate Guidelines. This document is for illustration purposes and should be used as a guide only. Illustrations are not to scale. All room dimensions provided are internal measurements only and to framework. Refer to actual working drawings. Furniture not included.