

\*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 1253 Marigold**

**Titled**

**Land Size 313m<sup>2</sup>**

**Land Price \$372,000**

**Turnkey Price \$359,000**

**Package Total \$731,000**

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

# LYNDON 20

**House Area**

184.43m<sup>2</sup>  
19.85sq

**House Size**

(Width x Depth)  
11.270 X 18.46

**Min. Lot Size**

Width Depth  
12.5+ 25.0m+

(Including  
3m Easement)

