

\*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 20202 Manor Lakes**

**Titled Land**

**Land Size 336m2**

**Land Price \$291,000**

**Turnkey Price \$319,500**

**Package Total \$610,500**

› FIXED SITE COST

› 3 MONTH MAINTENANCE

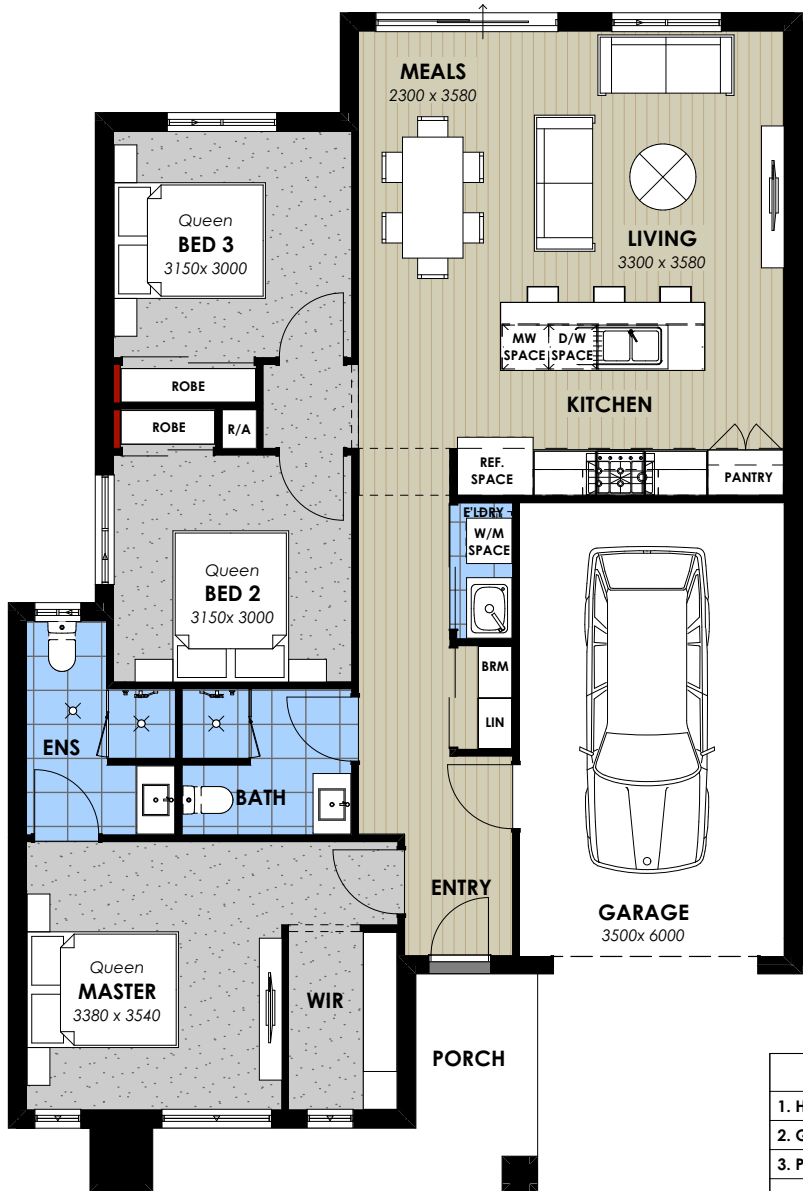
› 10 YEAR STRUCTURAL GUARANTEE

# ADRIANA 15(MOD)



House Area	House Size	Min. Lot Size	
139.46m <sup>2</sup>	(Width x Depth)	Width	Depth
15.02sq	10.50 X 15.59	10.50+	21.00m+

(Including  
3m Easement)  
(All Orientations)



Ground Floor

FLOOR AREAS	
1. HOUSE	107.90
2. GARAGE	23.30
3. PORCH	8.26
	139.46 m <sup>2</sup>

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