

\*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 3087 Grandview**

**Titled**

**Land Size 263m<sup>2</sup>**

**Land Price \$346,000**

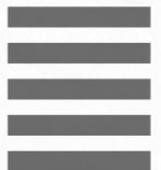
**Turnkey Price \$332,128**

**Package Total \$678,128**

› FIXED SITE COST

› 3 MONTH MAINTENANCE

› 10 YEAR STRUCTURAL GUARANTEE



# COCO 17

House Area

House Size

Min. Lot Size

156.50m<sup>2</sup>

(Width x Depth)

Width Depth

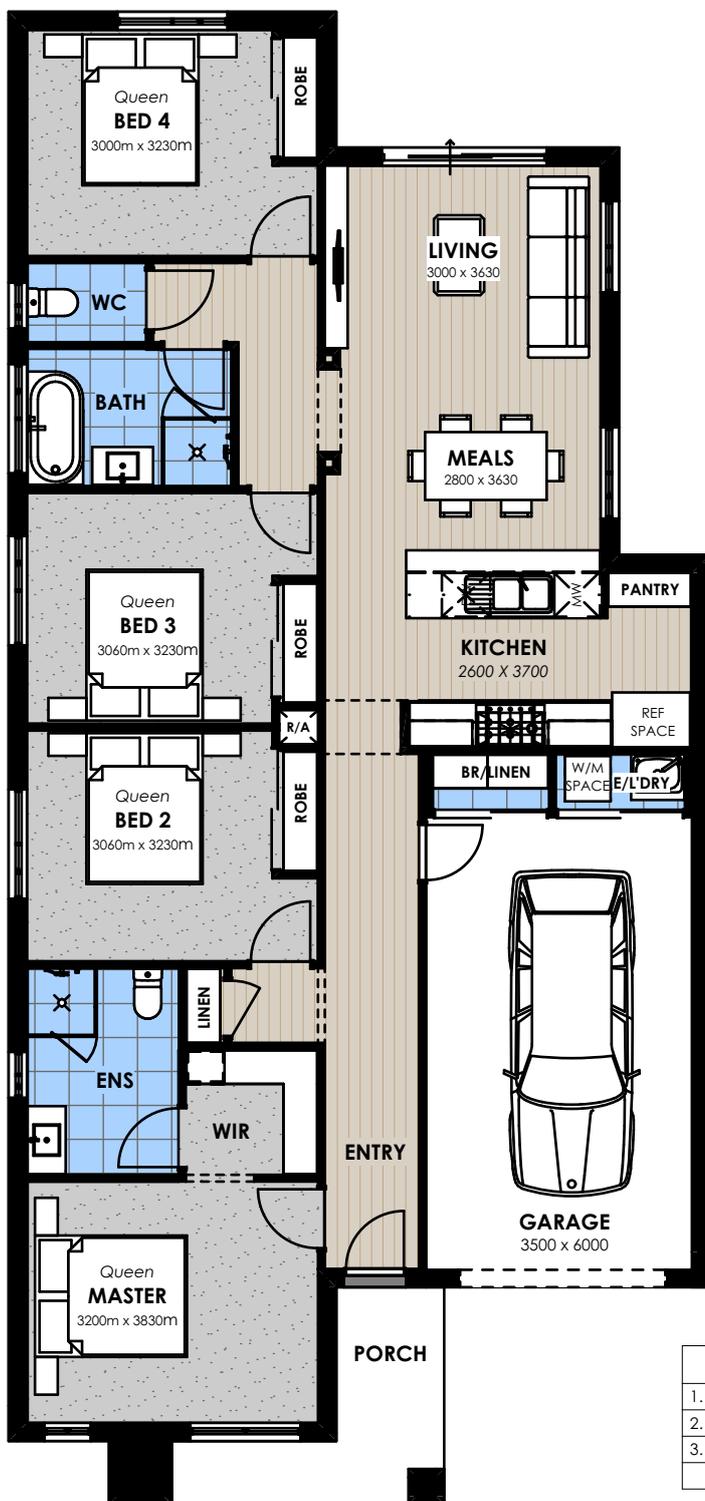
16.85sq

9.23 X 19.79

10.5+ 25.0m+

(Including 3.0m Easement)

(SMALL LOT ONLY  
FOR NON SMALL LOT  
: MIN 26.0m IN DEPTH)



FLOOR AREAS	
1. HOUSE	123.09
2. GARAGE	26.44
3. PORCH	6.60
	<b>156.13 m<sup>2</sup></b>