

*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

artTM
RESIDENCE
BY MAC

Lot 12 Carroll Lane
Titled

Land Size 326m²

Land Price \$475,000

Turnkey Price \$325,250

Package Total \$800,250

› FIXED SITE COST

› 3 MONTH MAINTENANCE

› 10 YEAR STRUCTURAL GUARANTEE

ADRIANA 15(MOD)

House Area

House Size

Min. Lot Size

139.46m²

(Width x Depth)

Width

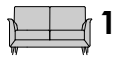
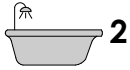
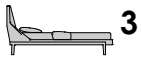
Depth

15.02sq

10.50 X 15.59

10.50+

21.00m+



(Including
3m Easement)
(All Orientations)



FLOOR AREAS	
1. HOUSE	107.90
2. GARAGE	23.30
3. PORCH	8.26
	139.46 m²

Ground Floor