

\*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 36 Carroll Lane**  
**Titled**

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

**Land Price \$395,000**

**Turnkey Price \$346,750**

**Package Total \$741,750**

> FIXED SITE COST

> 3 MONTH MAINTENANCE

> 10 YEAR STRUCTURAL GUARANTEE

# COCO 17

House Area

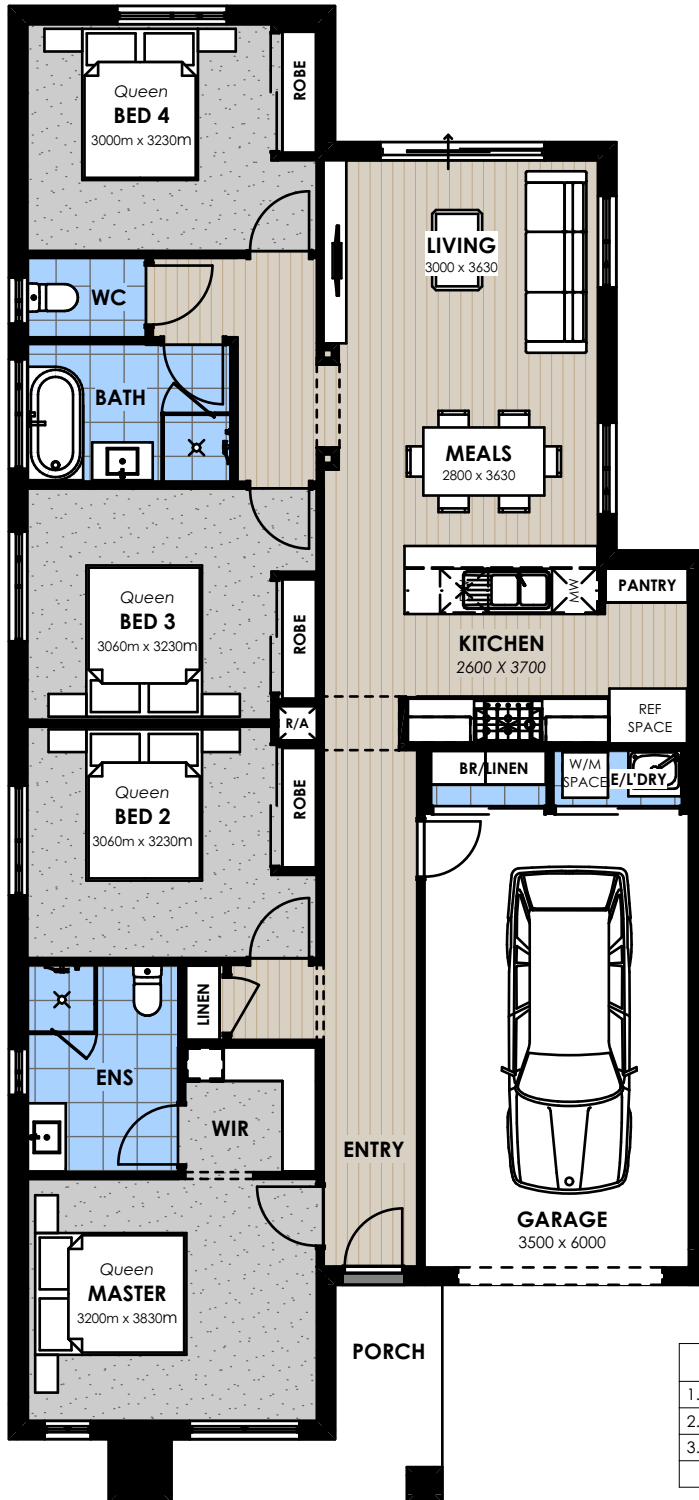
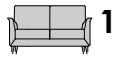
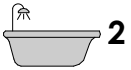
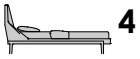
House Size

Min. Lot Size

156.50m<sup>2</sup>  
16.85sq

(Width x Depth)  
9.23 X 19.79

Width Depth  
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>