

*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 38 Carroll Lane
Titled

Land Size 301m²

Land Price \$430,000

Turnkey Price \$346,750

Package Total \$776,750

> FIXED SITE COST

> 3 MONTH MAINTENANCE

> 10 YEAR STRUCTURAL GUARANTEE

COCO 17

House Area

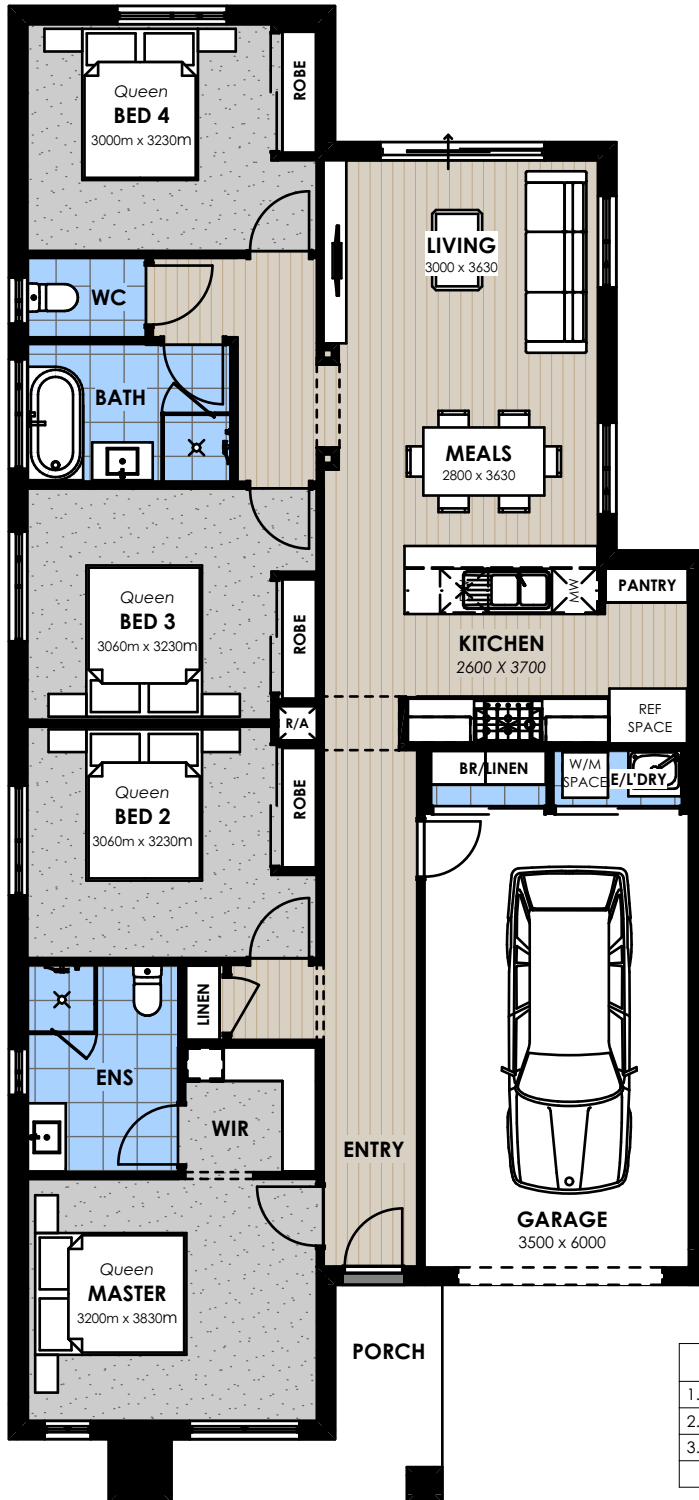
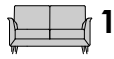
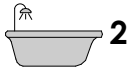
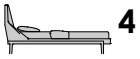
House Size

Min. Lot Size

156.50m²
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
	156.13 m²