

*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 4309 Riverwalk

Q3 2025

Land Size 263m²

Land Price \$298,000

Turnkey Price \$356,900

Package Total \$654,900

› FIXED SITE COST

› 3 MONTH MAINTENANCE

› 10 YEAR STRUCTURAL GUARANTEE

COCO 17

House Area

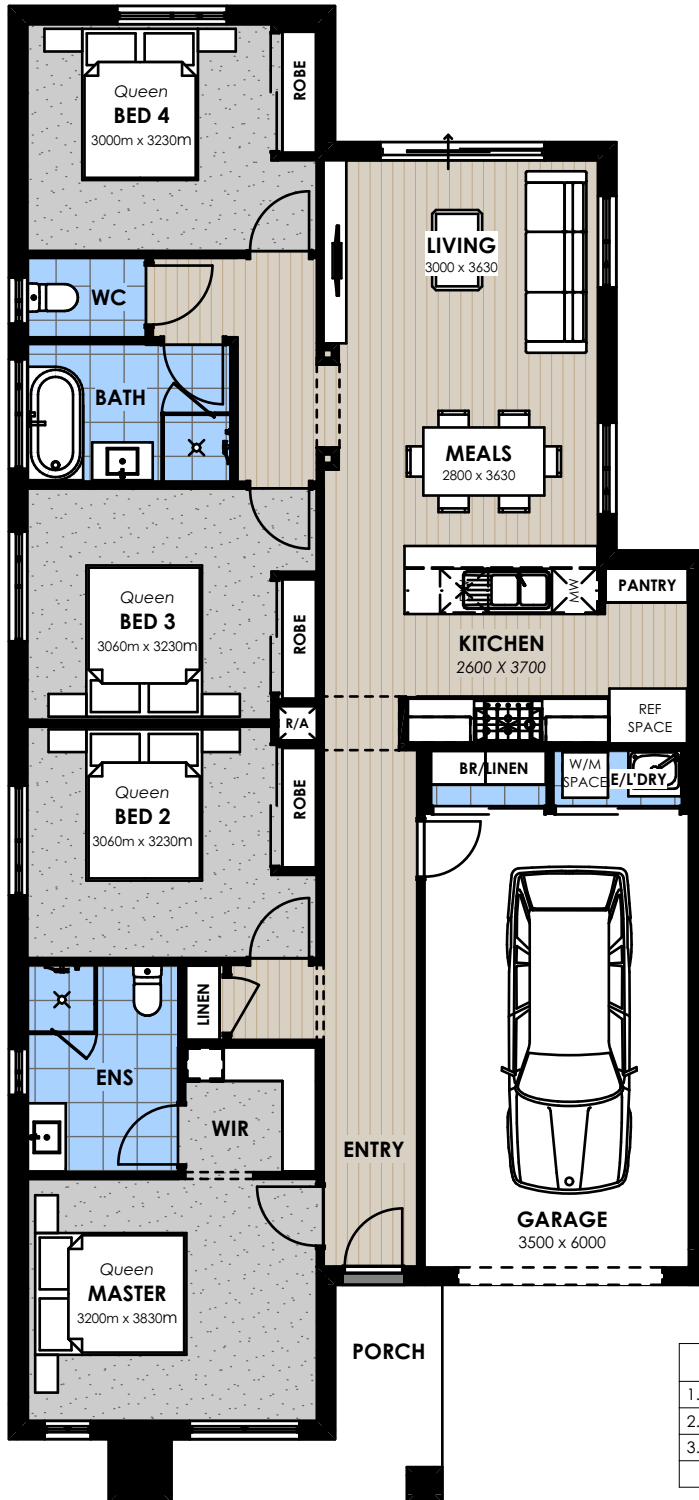
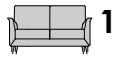
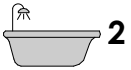
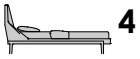
House Size

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