

\*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 4312 Riverwalk**

**Q3 2025**

**Land Size 255m<sup>2</sup>**

**Land Price \$298,000**

**Turnkey Price \$324,800**

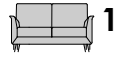
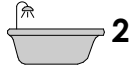
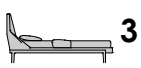
**Package Total \$622,800**

› FIXED SITE COST

› 3 MONTH MAINTENANCE

› 10 YEAR STRUCTURAL GUARANTEE

# FLORA 13



House Area

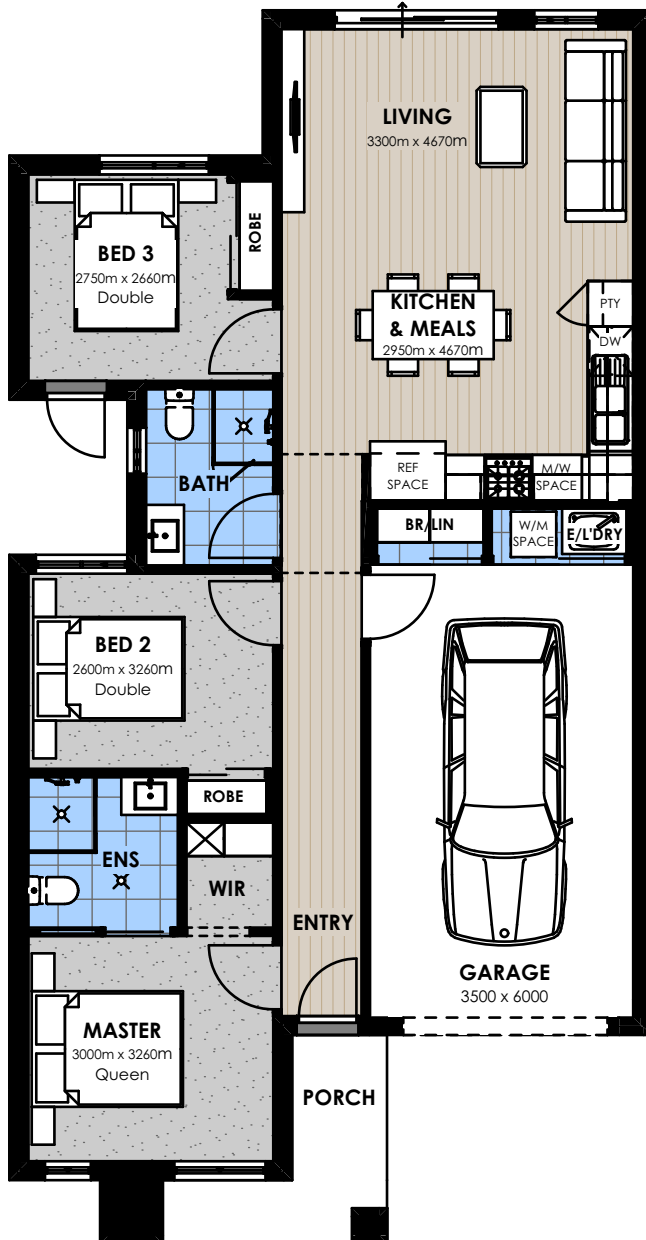
118.34m<sup>2</sup>  
12.74sq

House Size

(Width x Depth)  
8.5 X 16.31

Min. Lot Size

Width Depth  
8.5+ 21.0m+  
(Including 2.0m Easement)  
**(SMALL LOT ONLY)**



FLOOR AREAS	
1. HOUSE	89.43
2. GARAGE	23.30
3. PORCH	5.61
	<b>118.34 m<sup>2</sup></b>