

# CO LIVING PACKAGE FIXED PRICE - FULL TURNKEY

Yaringa

520 Gynea Street Mount Duneed VIC 3217

DENVOR



\$716,000

Yaringa Armstrong Creek Estate - Mount Duneed

With 210 lots to be released in ten stages and ranging from 364m<sup>2</sup> to 562m<sup>2</sup>, Yaringa is the perfect community for the growing family. Construction is well underway with initial stages now titled.

Offering an unbeatable location between Geelong and the beaches of the Surf Coast, Yaringa is conveniently located near the region's brand-new schools, shops, parks, supermarkets and more, making it the perfect place for you and your family to call home.



LAND PRICE \$326,000	LAND SIZE M <sup>2</sup> 338.0
BUILD PRICE \$390,000	BUILD SIZE M <sup>2</sup> 167.22
LAND REGISTRATION Titled	EST. RENTAL RETURN P/W \$1000
DESIGN St Tropez 18	FACADE OPTION DENVOR

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## DESIGN

# ST TROPEZ 18

### CO LIVING

Total Area 167.22 m<sup>2</sup>



### PACKAGE HIGHLIGHTS

- 2540mm high ceiling height throughout. 4 Standard Facades to choose from.
- 20 mm edging to the stove and kitchen island bench top, electric induction
- 900mm stainless steel kitchen appliances and 600mm dishwasher.
- 20mm stone to the ensuites and bathroom vanities.
- Kitchenette and study desks are on all the beds.
- Timber laminate flooring to the entry and living areas.
- Lush carpet with underlays for all the bedrooms and tiles for the wet areas.
- Bedrooms with sliding door access to fenced, private courtyards with awnings on top.
- LED lights throughout the house. Split system aircon units in all beds.
- Coloured concrete to the driveway and the path, letterbox.
- Landscaping and fencing (Design specific), clothesline
- Flyscreens on all openable windows and roller blinds.
- Sectional panel lift garage door with two remote controls
- Fixed site costs up to P class, including retaining wall allowance (Excluding any rock removal).

