



FOR ILLUSTRATION PURPOSES ONLY

Merino 29

Allura Facade



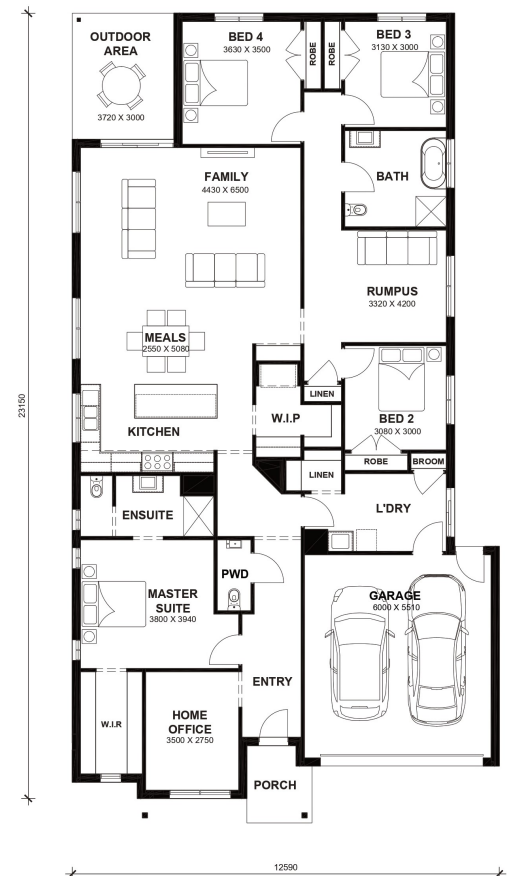
\$819,200

Lot 1726 House & Land Package Tarneit (Grandview Estate)

Lot Size:	448m ²	House Size:	28.87sq
Lot Price:	\$467,000	House Price:	\$352,200

PACKAGE INCLUSIONS :

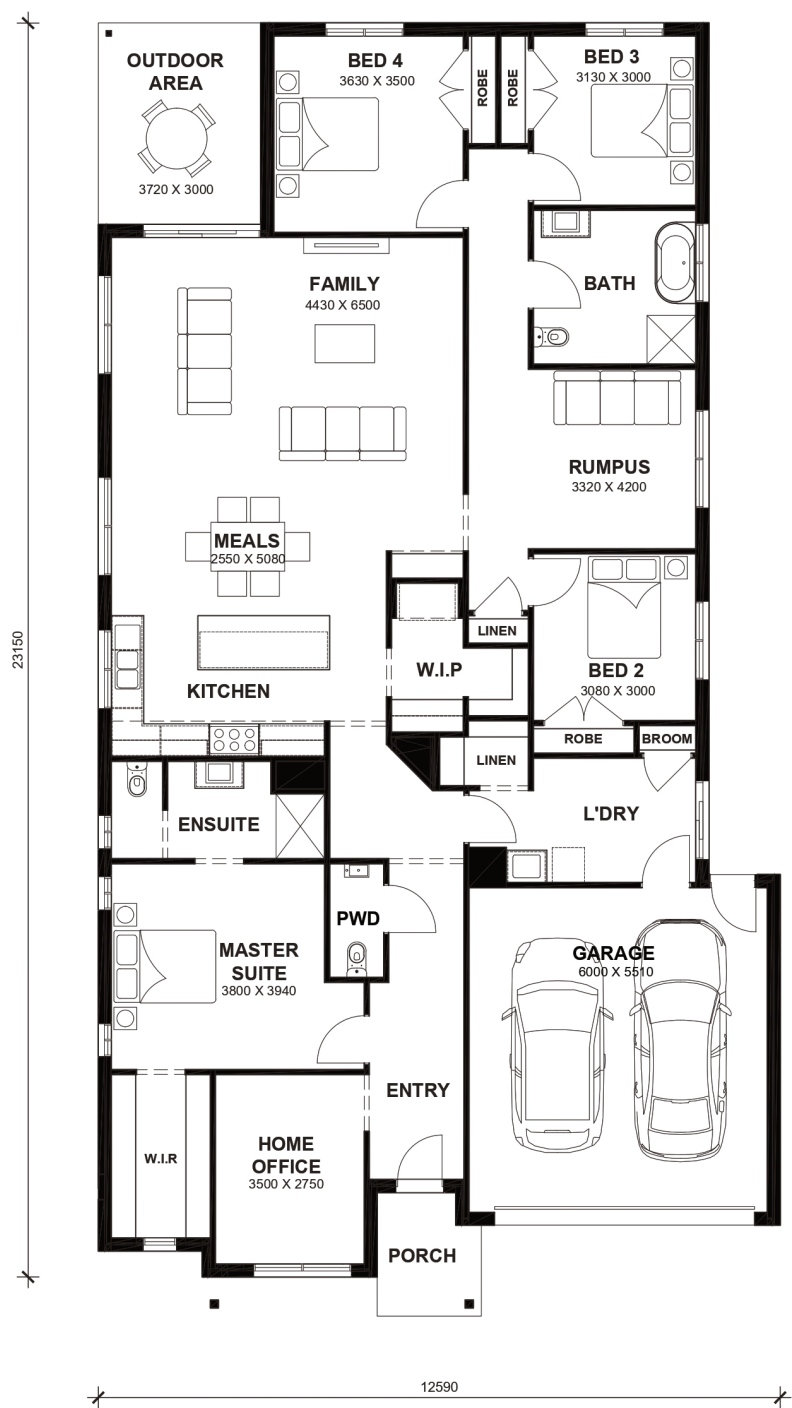
- 2590mm High Ceilings Throughout.
- Flyscreens To All Openable Windows.
- LED Tri-Colour Downlights Throughout.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Blinds throughout house excluding bathrooms
- Coloured Concrete Driveway
- AMAZING 4.8 STARS ON PRODUCT REVIEW
- Reverse Cycle Split System to Family / Meals Area
- All standard design homes include a 7-star energy rating, featuring solar panels, a heat pump, R5 insulation batts in the ceiling, R2.5 insulation in external walls, and double-glazed windows throughout the house."



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LOT WIDTH 14m⁺ LOT DEPTH 32m⁺



TOTAL AREAS

FAMILY	4430mm X 6500mm	BED 4	3630mm X 3500mm	TOTAL	268.20m ²	28.87sq
MEALS	2550mm X 5080mm	RUMPUS	3320mm X 4200mm			
MASTER SUITE	3800mm X 3940mm	HOME OFFICE	3500mm X 2750mm	EXTERIOR LENGTH		23,150
BED 2	3080mm X 3000mm	OUTDOOR AREA	3720mm X 3000mm	EXTERIOR WIDTH		12,590
BED 3	3130mm X 3000mm	GARAGE	6000mm x 5510mm			

House size on brochure is based on the Avalon facade. Size may vary dependant on facade. Please refer to working drawings for complete dimensions.