



**dennis  
family  
homes**

a family building  
homes for families™



# HOUSE & LAND

# \$693,605\*

## THE VILLAGE – MANOR LAKES

Lot 19936 Marcellus Street  
Manor Lakes VIC 3024

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**Pearl 24 Sahna Façade**  
(Aspirations)

Home size: 24.42sq Land size: 392.00m<sup>2</sup>

- ✓ BAL 12.5 inclusions
- ✓ Site Costs Allowance
- ✓ Developer/Estate Covenant Requirements
- ✓ Recycled water connection
- ✓ NBN/Opticomm/Redtrain/Multinet/CNT Corp. connection
- ✓ 2580mm ceiling height to ground floor
- ✓ Split system air conditioner 3.5k/W
- ✓ Remote control to garage door
- ✓ Flyscreens
- ✓ 900mm Stainless Steel Appliances
- ✓ Technika dishwasher
- ✓ Gas ducted heating
- ✓ Floor Coverings
- ✓ 35 m2 of Concrete Drive and Paving
- ✓ Clothesline
- ✓ Letterbox
- ✓ Current Promotion
- ✓ Feature Render
- ✓ Brick Infill to Garage



**THE VILLAGE**  
AT MANOR LAKES

Go to [dennisfamily.com.au](http://dennisfamily.com.au) or call  
**1800 DENNIS** for more information.

Micah Banal 0484 278 456

Reference HL0047203

\*Subject to land and build contracts for specified lot, available until sold. 1. Images not to scale and may differ from final built forms. 2. Landscaping, driveways, retaining walls, paving, decking, fencing, decorator items and furnishings not included. 3. Unless stated, site costs are not fixed, package price may increase depending on: rock removal and services connection costs, retaining walls, tree root mitigation, developer requirements, BAL zoning and other statutory requirements. 4. "Fixed site costs" packages include rock removal and services connection only, exclude retaining walls and tree root mitigation. 5. Price based on facade shown, excludes stamp duty, legal and transaction costs eg FIRE, finance fees. 6. Customers required to enter into a separate land contract with the land developer. 7. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. 8. Package not available in conjunction with any other promotions. 9. Additional options available, additional charges may apply. 10. Alternative facade options available additional charges may apply. © 2022. Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner CDB-U 49195 (Vic) and 173511C (NSW). © 2019. Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner CDB-U 49195 (Vic) and 173511C (NSW).