



**dennis
family
homes**

a family building
homes for families™



HOUSE & LAND

\$720,184*

THE VILLAGE – MANOR LAKES

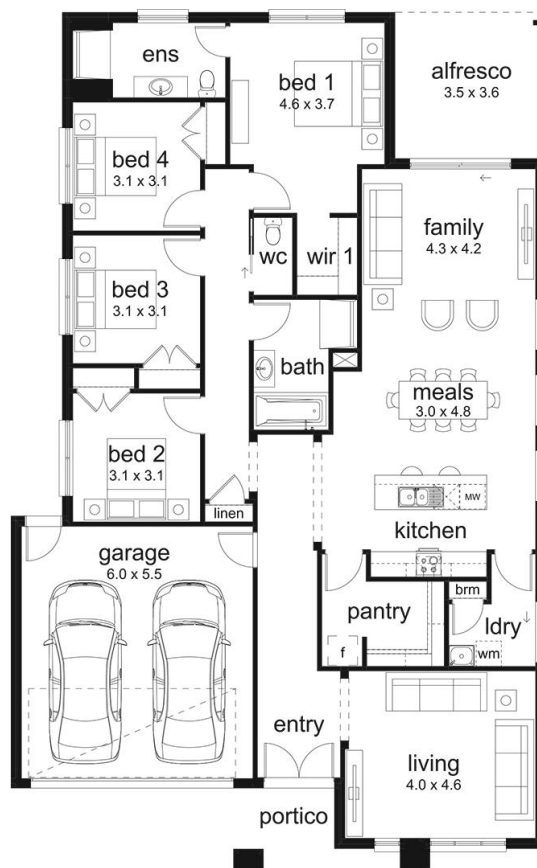
Lot 19936 Marcellus Street
Manor Lakes VIC 3024

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Pearl 25 Vahdi Façade
(Aspirations Series 3)

Home size: 25.16sq Land size: 392.00m²

- ✓ NCC 2022 Compliant
- ✓ 7 Star Energy Rating
- ✓ Fixed Site Costs
- ✓ Developer/Estate Covenant Requirements
- ✓ Recycled water connection
- ✓ NBN/Opticomm/Redtrain/Multinet/CNT Corp. connection
- ✓ 2580mm ceiling height to ground floor
- ✓ Remote control to garage door
- ✓ 900mm Stainless Steel Appliances
- ✓ Gas ducted heating
- ✓ Integrated dishwasher to match kitchen cabinetry
- ✓ Current Promotion
- ✓ Series 1 timber-look laminate flooring to Entry/Kitchen/Meals/Family
- ✓ Carpet to remaining areas
- ✓ Overhead cupboards with bulkhead above to kitchen
- ✓ Designer mixer tapware throughout
- ✓ 20mm Caesarstone benchtops to kitchen
- ✓ Feature Render
- ✓ Brick Infill to Garage
- ✓ Undermount sink
- ✓ 20mm Caesarstone benchtops to bathroom and ensuite
- ✓ 20 downlights



THE VILLAGE
AT MANOR LAKES

Go to dennisfamily.com.au or call
1800 DENNIS for more information.
Sameer Mendiratta 0428 135 019
Reference HL0047673

*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, driveway, 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 FIRB, 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.
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