

## **HOUSE & LAND**

\$681,347\*

THE VILLAGE - MANOR LAKES

Lot 20221 Ardsley Street Manor Lakes VIC 3024

- √ 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



Go to dennisfamily.com.au or call 1800 DENNIS for more information.

Micah Banal 0484 278 456

Reference HL0047776

## **A** 3 **A** 2 **A** 2 **A** 2 **A** 1 **Venetia 23 Tega Facade**

(Aspirations Series 3)



"Subject to land and build contracts for specified (ot, 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. Tiked site costs\* packages include rock removal and services connection only, excludes staining walls and tree root mitigation. 5. Price based on facades showing, excludes staining duty, legal and transaction costs expected 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. 10. Alternative facade options available additional charges may apply. 10. Alternative facade options available additional charges may apply. 10. Alternative facade options available additional charges may apply. 10. Alternative facade options available additional charges may apply. 10. Alternative facade options available additional charges may apply. 10. Alternative facade options available additional charges may apply. 10. Alternative facade options available additional charges may apply. 10. Alternative facade options available additional charges may apply. 10. Alternative facade options available additional charges may apply. 10. Alternative facade options available additional charges may apply. 10. Alternative facade options available additional charges may apply. 10. Alternative facade options available additional charges may apply. 10. Alternative facade options available additional charges may apply. 10. Alternative facade o