



HOME AND LAND FROM

\$661,670

LOT 20403 MAYWOOD ROAD

MANOR LAKES MANOR LAKES

LLOYD 23 | COVE FACADE

HOME SIZE: 23sq | 209m²

LAND SIZE: 12.5m WIDE BY 28m DEEP | 350m²

FORECAST LAND TITLE REGISTRATION: JAN 2026

Price excludes upgrade items above standard specification such as feature render and bricks, front entrance timber decking, front entry door, brick infills above garage, external lighting, fencing, concrete paths and driveway. Façade image may also contain items not supplied by Australian Building Company, namely landscaping and planter boxes.



BUILT TO OUR BASE SPECIFICATIONS AND LAND, PLUS:

- ✓ 7 star energy rating
- ✓ Fixed site costs (no more to pay)
- ✓ Eaves to façade
- ✓ Quality tiles to bathrooms, ensuite and laundry
- ✓ Tiled shower base
- ✓ Stylish stainless steel appliances
- ✓ Ducted gas heating
- ✓ NBN
- ✓ Concrete paving
- ✓ 2550mm ceiling height
- ✓ Developer requirements
- ✓ Bushfire Upgrades

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Package is correct at time of publication, availability, images, inclusions and prices are subject to change due to circumstances that may affect the price as set out in the building contract (including the land registration date not being met), changes in local, state or federal government laws and developer approval. Land not provided by Australian Building Company. Advertised Package Price is based on Australian Building Company's ABC - VIC standard inclusions, any additional inclusions listed, Australian Building Company's preferred siting of the home and the expected land titling date as notified by the developer and is subject to Australian Building Company's price hold expiry date by which the owner must include essential information to Australian Building Company to commence construction, including land title. Package price excludes customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Typical site costs allowance is included in the price, additional site costs may apply if site survey and soil tests indicate footings and site works different to those expected for the location. Additional costs may incur if there are bushfire, wind rating or acoustic requirements. For more information on pricing and inclusions please speak with a Australian Building Company New Home Advisor. Newfield Real Estate Pty Ltd ACN 159 312 722, Licence number 028051L. Builder's Licence: Builders License Number: CDB-U52968 #For details on our Lifetime structural guarantee and other terms and conditions visit <https://abchomes.com.au/terms-and-conditions> Package Printed Date: 04/09/2025 Price Region: Greenfields