

# Home & Land Package

## Inverloch 27 Traditional

Lot 146 Landini Circuit  
Allens Farm, Cranbourne North



Basic Package From: **\$390,370** Turnkey Package From: **\$405,551**



Subject to orientation and fall of land

Bayside façade shown

### Inverloch 27

House area: 184.60m<sup>2</sup> (19.87sq)

Outdoor room: 21.57m<sup>2</sup> (2.32sq)

Garage area: 42.65m<sup>2</sup> (4.59sq)

Total area: 248.82m<sup>2</sup> (26.78sq)

House length: 21.83m

House width: 12.71m

Bed: 5 Bath: 2 Car: 2



### Included in Basic package:

- ✓ 5 Star energy rating
- ✓ Gas ducted heating throughout
- ✓ 200 litre solar hot water unit
- ✓ Insulation batts to walls & ceilings
- ✓ Colorbond fascia, gutters and downpipes
- ✓ Stainless steel kitchen appliances

### Also in Turnkey package:

- ✓ Window locks and flyscreens
- ✓ 900mm appliances
- ✓ Security system
- ✓ Window furnishings

- ✓ Driveway & path allowance\*
- ✓ Floor tiles to entry, kitchen, meals, family room and wet areas
- ✓ Carpet to remainder of home
- ✓ Price held until May 2010
- ✓ Developer Requirements

- ✓ Remote control to garage
- ✓ Landscaping
- ✓ Fencing
- ✓ Letterbox

Monomeath Developments makes no warranties about the accuracy of information and reserves the right to alter prices or the terms of the offer without notice. Price based on Traditional facade unless otherwise stated. ^Inclusions based on allowances- please see full list of inclusions for further information. Developer guidelines may apply and may be subject to change without notice. Subject to satisfactory soil test and final engineering. Houses to be constructed by Metricon Homes Pty Ltd. Information accurate as of 10/09/09.