

# HOUSE & LAND



Lot 5407 Elimbah Street, Beveridge (Mandalay Estate) \$608,900\*

## FULL TURNKEY PACKAGE INCLUDES:

- Coloured concrete driveway, porch and path
- Stone benchtops to kitchen, bathroom and ensuite
- Flyscreens
- Remote control garage door / panel lift garage door
- TV antenna / 2 TV points / 2 phone points
- Mirror sliding doors to built in robes
- Designer facades including render
- Ducted heating & split system air con
- 6 star energy rating
- Recycled Water AND/OR Solar hot water, gas boost (continuous)
- Floor coverings throughout
- Designer door handles
- Stainless Steel appliances including dishwasher
- Hand-held shower rail and slider
- LED Downlights throughout
- Tiled Shower Bases and semi frameless shower screens
- Toilet roll holders / towel rails
- Flickmixer taps throughout
- Door stops
- Front and rear landscaping
- Clothesline / letterbox
- Blinds and window locks
- Vitreous china toilets and basins
- Customised colour selection process
- 6 star energy rating
- Fencing allowance
- Site Costs Included\*

**LAND SIZE – 350m<sup>2</sup>**

**HOUSE SIZE – 20.24 squares**

**4 BEDROOMS, LARGE LIVING, LARGE KITCHEN, WALK IN PANTRY,  
ALFRESCO, 2 BATHROOMS, DOUBLE LIN/BRM, & DOUBLE GARAGE.**

**CALL SHANE FOENANDER  
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**VICTURNKEYHOMES.COM.AU**

\*(First Home Owners Grant has been deducted. If this is not applicable \$10,000 will need to be added to the price).

Images are used for illustrative purposes only. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway and landscaping are not necessarily to scale. Images of some items like feature lighting, may be an upgrade. All dimensions and sizes are approximate, and can vary with different facades, and also due to building code, regulations, and Developer Design Guidelines. Refer to contract documentation for details. Working drawings take precedence over everything else. Always refer to endorsed / council approved plans. Siting and position of garage are for illustration purposes only and may change subject to approval by relevant authorities. House design can be mirror imaged to suit a crossover being on the opposite side to illustration. Contact Vic Turnkey Homes for full details. Site costs have been included however some conditions apply. Refer to final build contract for full details. The builder reserves the right to amend specifications and price without notice.