

HOUSE & LAND \$1,09

BOTANIC RIDGE – BOTANIC RIDGE

Lot 317 Monkey Drive Botanic Ridge VIC 3977

- ✓ BAL 12.5 inclusions
- ✓ Site Costs Allowance
- Recycled water connection
- ✓ NBN/Opticomm/Redtrain/Multinet/CNT Corp. connection
- ✓ 2580mm ceiling height to ground floor
- ✓ Remote control to garage door
- ✓ Flyscreens
- ✓ 900mm Stainless Steel Appliances
- ✓ Technika dishwasher
- ✓ Gas ducted heating
- ✓ Evaporative cooling
- ✓ Floor Coverings
- ✓ Current Promotion
- ✓ 40mm Caesarstone benchtops to kitchen
- ✓ Downlights
- ✓ Undermount sink
- ✓ Walk in robes
- Tiled shower bases

\$**1,095,000***

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Balmoral 464 Promenade Façade (Inspirations Essence Series 4) Home size: 45.44sq Land size: 490.00m²







Go to **dennisfamily.com.au** or call **1800 DENNIS** for more information. John Shaw 0448 320 121

Reference HL0047542

*Subject to land and build contracts for specified tot, 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, the error initigation, developer requirements, 4. Trixed site costs" packages includeor cost removal and services connection costs, retaining walls, and tre root mitigation. 5. Prixed site costs" package includes stamp durity, legal and transaction costs or ERTRB, finance fees. 6. Customers required to entire into a separate land contracts with the land deade shown, excludes stamp durity, legal and transaction costs or ERTRB, finance fees. 6. Customers required to entire into a separate land contracts with the land deade shown, excludes stamp durity, legal and transaction costs or ERTRB, finance fees. 6. Customers required to entire into a separate land contracts with the land decortact or the sequence of a set 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 contract COB-U 4915 (VC) and 173511C (INSW). © 2019 Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner CDB-U 4915 (VC) and 173511C (INSW). © 2019 Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner (CNSW).