



**dennis  
family  
homes**

a family building  
homes for families™



# HOUSE & LAND

# \$884,000\*

**BOTANIC RIDGE – BOTANIC RIDGE**

Lot 320 Monkey Drive  
Botanic Ridge VIC 3977

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**Brookdale 293 Vogue Façade**  
(Inspirations Essence)

Home size: 28.87sq Land size: 490.00m<sup>2</sup>

- ✓ BAL 12.5 inclusions
- ✓ Site Costs Allowance
- ✓ Recycled water connection
- ✓ NBN/Opticomm/Redtrain/Multinet/CNT Corp. connection
- ✓ Split system air conditioner 3.5kW
- ✓ Remote control to garage door
- ✓ Flyscreens
- ✓ 600m Stainless Steel Appliances
- ✓ Technika dishwasher
- ✓ Gas ducted heating
- ✓ Floor Coverings
- ✓ Clothesline
- ✓ Letterbox
- ✓ Current Promotion
- ✓ 35m<sup>2</sup> of colour-through concrete to driveway and portico
- ✓ Walk in robes
- ✓ Tiled shower bases



Go to [dennisfamily.com.au](http://dennisfamily.com.au) or call  
**1800 DENNIS** for more information.

John Shaw 0448 320 121

Reference HL0047546

\*Subject to land and build contracts for specified lot, 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. "Fixed site costs" packages include rock removal and services connection only, exclude retaining walls and tree root mitigation. 5. Price based on facade shown, excludes stamp duty, legal and transaction costs eg FIRE, finance fees. 6. Customers required 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. © 2022. Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner CDB-U 49195 (Vic) and 173511C (NSW). © 2019. Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner CDB-U 49195 (Vic) and 173511C (NSW).