

HOUSE & LAND

KINGBIRD ESTATE – 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
- ✓ A Colorbond roof
- ✓ Remote control to garage door
- ✓ Flyscreens
- ✓ 900mm Stainless Steel Appliances
- Technika dishwasher
- ✓ Gas ducted heating
- ✓ Evaporative cooling
- ✓ Floor Coverings
- ✓ Current Promotion
- ✓ Brick Infill to Garage
- ✓ 40mm Caesarstone benchtops to kitchen
- ✓ Undermount sink
- Tiled shower bases
- ✓ 30 downlights



Go to **dennisfamily.com.au** or call **1800 DENNIS** for more information.

Sagan Mann 0419 116 524 Reference HL0047732

\$**1,218,000***

₩5 ₩5 ₩2 ₩4 ₽1 ₩1

Balmoral 50 Hamptons Balcony Façade (Inspirations Series 5) Home size: 49.99sq Land size: 490.00m²





*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, 4.4.7 Exed site costs" packages includeor cost emoval and services connection costs, retaining walls, and tre root mitigation. 5.1 Prixed site costs" package includes stamp durity, legal and transaction costs are fIRR, finance fees 6. Customers required to entire into a separate land contracts with he land deade shown, excludes stamp durity, legal and transaction costs are fIRR, finance fees 6. Customers required to entire into a separate land contracts with the land deade shown, excludes stamp durity, legal and transaction costs are fIRR, finance fees 6. Customers required to entire into a separate land contracts with the land decortact or the sequence of the cost of the set independent legal and financial advice. 8. Package not available in contract with the land decortact with the land decortact entities and set independent legal and financial advice. 8. Package not available in doit175511C (INSW). © 2019 Dennis Family Homes Pt Ltd AN 056254249 is a registered building practitioner CDB-U 4915 (Vc) and 173511C (INSW). © 2019 Dennis Family Homes Pt Ltd AN 056254249 is a registered building practitioner (CDS-U 4915 (Vc) and 173511C (INSW). © 2019 Dennis Family Homes Pt Ltd AN 056254249 is a registered building practitioner (CDS-U 4915 (Vc) and 173511C (INSW). © 2019 Dennis Family Homes Pt Ltd AN 056525429 is a registered building practitioner (CDS-U 4915 (Vc) and 173511C (INSW). © 2019 Dennis Family Homes Pt Ltd AN 056525429 is a registered building practitioner (CDS-U 4915 (Vc