



# HOUSE & LAND

# \$1,150,000\*

KINGBIRD ESTATE – BOTANIC RIDGE

Lot 320 Monkey Drive  
Botanic Ridge VIC 3977

5 3 2 3 1

Edmonton 44 Resort Balcony Façade  
(Inspirations Series 5)

Home size: 43.66sq Land size: 490.00m<sup>2</sup>

- ✓ 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

