

HOUSE & LAND

KINGBIRD ESTATE – BOTANIC RIDGE

Lot 324 Tiger Road Botanic Ridge VIC 3977

- ✓ NCC 2022 Compliant
- ✓ 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
- ✓ Gas ducted heating
- ✓ Evaporative cooling
- ✓ Floor Coverings
- Current Promotion
- ✓ 40mm Caesarstone benchtops to kitchen
- 20mm Caesarstone benchtops to bathroom and ensuite
- Walk in robes
- Tiled shower bases
- Laminate laundry cabinet with 45lt stainless steel trough
- ✓ 30 downlights



Go to **dennisfamily.com.au** or call **1800 DENNIS** for more information. Sagan Mann 0419 116 524

Reference HL0049164

\$**938,000***

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Elmhurst 29 Resort Façade (Inspirations Series 5) Home size: 28.85sg Land size: 448.00m²



*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. 5. Price based on facade shown, exclude stamp duty, legal and transaction costs eg FIRB, 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).