



# HOUSE & LAND

# \$1,047,000\*

KINGBIRD ESTATE – BOTANIC RIDGE

Lot 324 Tiger Road  
Botanic Ridge VIC 3977

4 2 2 3 1

**Santina 36 Alia Façade**  
(Aspirations Series 3)

Home size: 36.22sq Land size: 448.00m<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
- ✓ Remote control to garage door
- ✓ Flyscreens
- ✓ 900mm Stainless Steel Appliances
- ✓ Gas ducted heating
- ✓ Evaporative cooling
- ✓ Floor Coverings
- ✓ Current Promotion
- ✓ 20mm Caesarstone benchtops to kitchen
- ✓ 20mm Caesarstone benchtops to bathroom and ensuite
- ✓ Tiled shower bases
- ✓ 20 downlights

