



# HOUSE & LAND

# \$857,000\*

KINGBIRD ESTATE – BOTANIC RIDGE

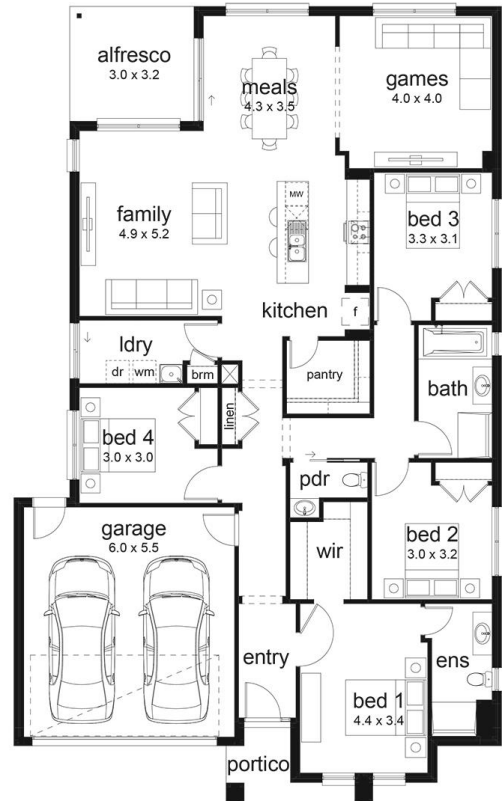
Lot 320 Monkey Drive  
Botanic Ridge VIC 3977

4 2 2 2 1

**Venetia 25 Vahdi Façade**  
(Aspirations Series 3)

Home size: 25.25sq Land size: 490.00m<sup>2</sup>

- ✓ 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
- ✓ 20mm Caesarstone benchtops to kitchen
- ✓ 20mm Caesarstone benchtops to bathroom and ensuite
- ✓ Tiled shower bases
- ✓ Laminate laundry cabinet with 45lt stainless steel trough
- ✓ 20 downlights



**dennis family homes**

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

Sagan Mann 0419 116 524

Reference HL0049167

\*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 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). © 2019. Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner CDB-U 49195 (Vic) and 173511C (NSW).