



Lot 4075, MERRIFIELD ESTATE, Mickleham VIC 3064  4  2  2

**Lot 4075 — Merrifield Estate**

<b>House Area</b>	204.27m <sup>2</sup>
<b>House Price</b>	\$282,500
<b>Land Size</b>	350m <sup>2</sup>
<b>Land Price</b>	\$302,000

**HOUSE & LAND  
\$584,500**

Illustration's & floor plans should only be used as a visual aid.

**QUALITY INCLUSIONS**

- \* Fixed Site Costs
- \* Minimum 6 star Energy Rating
- \* Carpet & Tiles throughout
- \* 2440mm Ceilings
- \* Air-Conditioning to Living Room
- \* Stone Benchtops to Kitchen & Bathrooms
- \* Quality Stainless Steel Appliances
- \* Quality Plumbing & Electrical Fixtures
- \* Blinds throughout
- \* Fly Screens to all Windows
- \* Turfed & Landscaped
- \* Driveways and Paths
- \* Fully Fenced
- \* External Clothesline & Letterbox
- \* Ducted Gas Heating



0419 677 787



[gary@buildingassistanceaustralia.com.au](mailto:gary@buildingassistanceaustralia.com.au)

### ITEMS INCLUDED IN THE CONTRACT PRICE

- ⇒ \* Please refer to plans and specifications for full listing of inclusions
- ⇒ Contract: Full Turnkey
- ⇒ Roof: Colourbond Custom Orb
- ⇒ Kitchen bench tops: 20mm Engineered stone kitchen bench tops
- ⇒ Air Conditioning: One split system & ducted gas heating
- ⇒ Outdoor Living Area: Under Roof if indicated on plans
- ⇒ Lighting/fan package: White downlights throughout house
- ⇒ Kitchen Appliances: Stainless Steel Appliances
- ⇒ Dishwasher: Included to match appliances
- ⇒ Hot water: Gas continuous flow
- ⇒ Security Package: Flyscreens to windows
- ⇒ Wardrobes: Full Height Built-ins For Easy Storage
- ⇒ Tapware: Flick Mixers
- ⇒ External Concrete: Coloured concrete
- ⇒ Window Cov: Roller Blinds To Windows & Vertical Blinds to Sliding Doors Excl. Wet Areas
- ⇒ Floor Coverings: Tile & Carpet Flooring
- ⇒ Metal Letterbox
- ⇒ Internal Door Handles: Whitco Bevel Satin Chrome
- ⇒ Architrave & Skirting: Pencil Round
- ⇒ Landscaping: Standard landscaping package
- ⇒ Fencing to complete property

### WARRANTIES

- ⇒ Full Internal and External Commercial quality clean on completion
- ⇒ 6 years structural guarantee
- ⇒ 12 months guarantee on materials and workmanship
- ⇒ Appliances covered by manufacturers warranty

