



**7 STAR &
NCC 2022
COMPLIANT**



CAULFIELD 23A
NOVA

4
 2
 2
 800sqm
 209sqm

**Lot 1009 Karak Street
DROUIN
(Ferntree Ridge Estate)**

FIXED PRICE H&L PACKAGE

\$721,100

Single Storey Inclusions

- 12-month maintenance period
- Fixed Price Site Costs, Developer & Council Requirements
- Double Glazed Windows & Doors
- 2550mm High Ceilings Throughout
- Downlights Throughout
- Quality Floor Coverings throughout
- Concrete Driveway & Porch (to. 35sqm)
- SMEG 900mm appliances & Dishwasher
- Solar PV System

Garage	36.04sqm
Porch	3.62sqm
Total Area	22 sq (209sqm)



Joanne Clapton
joanne.clapton@orbithomes.com.au
0450 616 313

Orbit Homes Australia Pty Ltd " CDB-U 50505 " Orbit Homes Queensland Pty Ltd QBSA LIC 716019 " Facade illustrations serve as a guide only, excluding upgrades like feature stone & tiles. Refer to facade guide for inclusions. Images for visual purposes; upgraded fixtures & fittings may incur additional costs. Contact sales consultant for details. Customer responsible for fencing and landscaping post-handover. Excludes power & telephone connection fees. Prices subject to change; not combinable with other offers. Progress payments during construction. Excludes stamp duty & costs. House & land package price may include developer incentives, rebates, and builder referral fees, subject to change at the discretion of the land developer.