



Price excludes upgrade items above standard specification such as feature render and bricks, front entrance timber decking, front entry door, brick infills above garage, external lighting, fencing, concrete paths and driveway. Façade Image may also contain items not supplied by Metricon Homes, namely landscaping and planter boxes.

FROM

## \$1,105,240

Price based on Titled Date of 30/01/2025

**The Fairways**

Lot 401 Tee Street, Drouin

### MAPLETON 36

**SUMMIT FACADE**

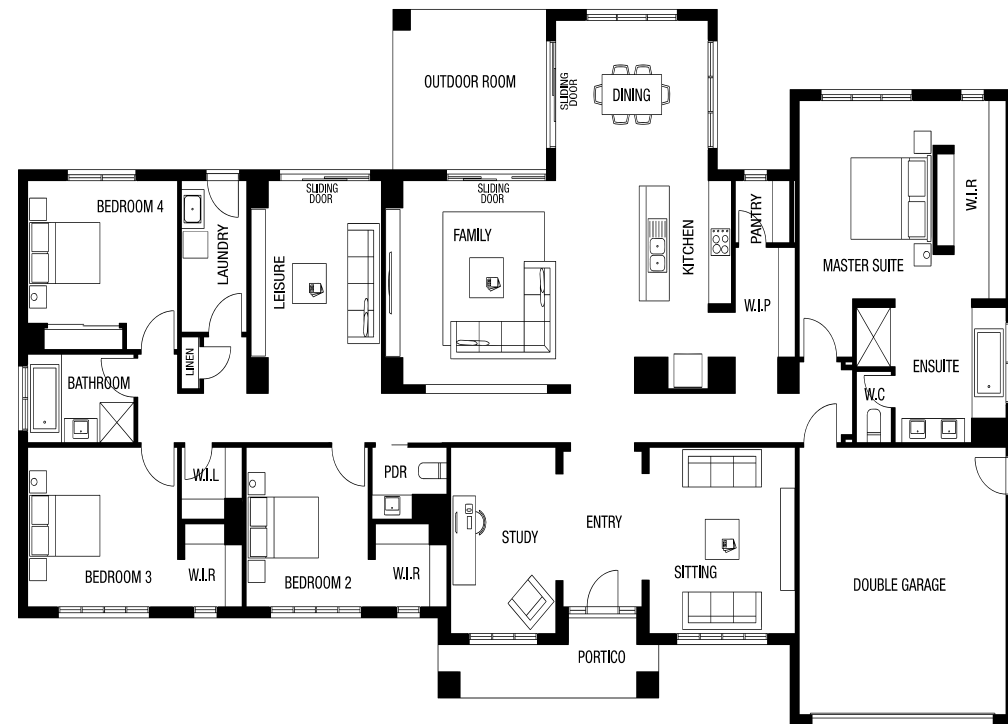
**BLOCK SIZE: 2,002m<sup>2</sup>**



**PACKAGE INCLUDES:**

The Mapleton 36 with Summit facade built to our industry leading base specifications, plus:

- 7 star energy rating
- Lifetime Structural Guarantee#
- Personalised Studio M experience
- Flooring coverings throughout
- Large 900 wide stainless steel appliances
- 20mm Stone countertops
- BAL Requirement<sup>^</sup>
- Fibre Optic Package
- Concrete driveway (Up to 35m<sup>2</sup>)
- Developer and Council requirements<sup>^</sup>
- Site Cost Contributions
- Stunning Façade & Eaves to façade
- Aluminium double glazed windows
- Selection of colours across bricks and roof tiles
- Tiled shower base



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To find out more, contact  
Jeff Mahoney on 0412 390 901

**FREEDOM**

**m**  
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Package is correct at time of publication, availability, images, inclusions and prices are subject to change due to circumstances that may affect the price as set out in the building contract (including the land registration date not being met), changes in local, state or federal government laws and developer approval. Land is supplied by LandGipps Development Group, land prices and availability are subject to change without notice. Advertised Package Price is based on Metricon's Freedom standard inclusions, any additional inclusions listed, Metricon's preferred siting of the home and the expected land titling date as notified by the developer and is subject to Metricon's price hold expiry date by which the owner must include essential information to Metricon to commence construction, including land title. Package price excludes customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Typical site costs allowance is included in the price, additional site costs may apply if site survey and soil tests indicate footings and site works different to those expected for the location. Additional costs may incur if there are bushfire, wind rating or acoustic requirements. For more information on pricing and inclusions please speak with a Metricon New Home Advisor. Newfield Real Estate Pty Ltd ACN 159 312 722, Licence number 028051L. Builder's Licence: CDB-U 52967 #For details on our Lifetime structural guarantee and other terms and conditions visit metricon.com.au/terms Package Printed Date: 30/07/2024 Price Region: Gippsland West