



FROM

\$1,129,040

Price based on Titled Date of 30/01/2025

The Fairways

Lot 409 Augusta Drive, Drouin

**BOTANICA 36 (S SERIES)
HARPER FACADE**

BLOCK SIZE: 2,006m²

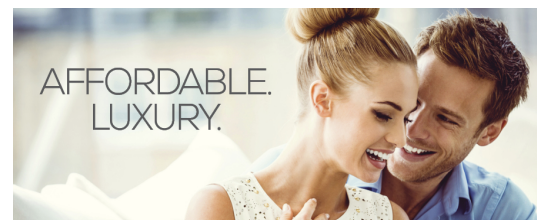
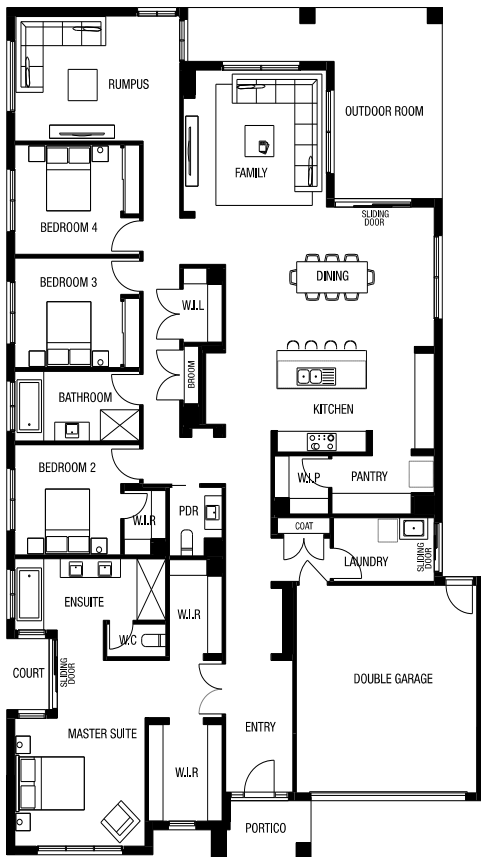
Price excludes upgrade items above standard specification such as feature render and bricks, front entrance timber decking, front entry door, brick infills above garage, external lighting, fencing, concrete paths and driveway. Façade Image may also contain items not supplied by Metricon Homes, namely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



PACKAGE INCLUDES:

The Botanica 36 (S Series) with Harper facade built to our industry leading base specifications, plus:

- *7-Star energy rating home
- *Lifetime structural guarantee#
- *Personalized colour selection with a interior designer
- *Stunning Facade Included
- *Floor coverings throughout
- *Selection of colours across brick's and tile's#
- *Fibre Optic Package
- *Stainless steel rangehood and oven
- *BAL 12.5 Requirement's#
- *Site cost contribution



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

BUILD WITH CONFIDENCE



DESIGNER | **m**
metricon

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 Designer 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