



**The Fairways Estate**  
Ruffels St, Drouin  
Lot 527

**Facade:** Somerset

**House:** 25.39 sq **Land:** 435 m2

4 2 2 2

## Melrose 25

### Inclusions

- Truecore Steel House Frame
- Colorbond Steel Roof (with Sarking)
- High Performance (uPVC) Double Glazed Safety Glass Windows & Doors
- 7 Star Energy Efficient to all orientations
- 7 x 440w Panels & 3KW Inverter (single phase)
- Bushfire Compliance to BAL 12.5
- 50 Year Structural Guarantee
- NCC Compliant
- 900mm Rangehood & Upright Cooker
- Overhead Cupboards to Kitchen
- Tiled Shower Bases
- Brick Infills above windows & doors (Ground floor of double storey)
- Remote Garage Door with Openers
- 2550mm Ceiling Height
- Big 40th Birthday Sale
- Caesarstone Benchtops to Kitchen & Vanities
- Concrete Driveway up to 35qm
- Design on Display - please contact Sales Consultant

### Contact:

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THE FAIRWAYS

