

Montana 42 Heathcote façade. Package from \$1,265,500

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Lot 424 Short Game Lane
Drouin
The Fairways Estate

Land size: **2348m²**

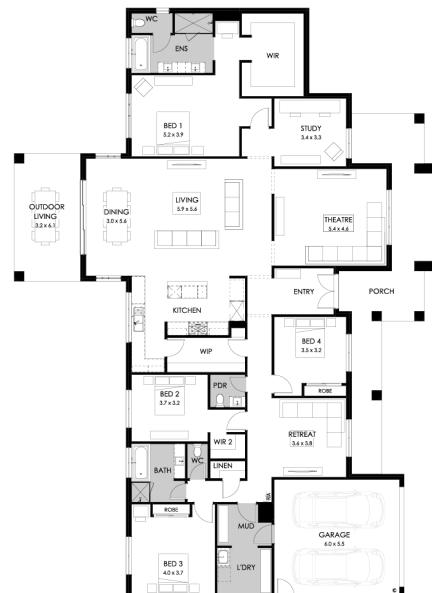
Home Size: **390.29m²**

- Stunning façade included
- Double glazing (including sliding doors)
- Quality floor coverings throughout
- 2740mm high ceilings to ground floor
- 2340mm internal doors & front entry
- 2430mm high stacker door
- Downlights to whole home
- Butlers Pantry design option, 1000mm island bench
- Double bowl undermount sink
- Soft closers to Kitchen, Laundry vanity drawers and doors
- ILVE 900mm wide oven, cooktop and rangehood
- Free dishwasher and built in microwave oven
- 40mm Caesarstone kitchen benchtops, 20mm Caesarstone to bathroom benchtops
- Quality Caroma basins and tapware
- Overhead cupboards adjacent to rangehood
- Double garage with camera and app control
- 25 Year Structural Guarantee & 12 Month Maintenance
- 7 Star energy rating

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Price based on floor plan shown and on builder's preferred siting. Floor plan depicts a modern facade shown and included in price. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. The price is based on developer supplied engineering plans and plans of subdivision and final pricing may vary if actual site conditions differ to those shown in these developer supplied documents. Block and building dimensions may vary from the illustration and the details shown. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land. Additions to the contract may be required in order to comply with Council and Regulatory Authority requirements which may also affect the price. Pricing subject to change without notice. Further terms and conditions apply to this offer including with respect to the price, for the full terms and conditions please visit <http://www.boutiquehomes.com.au/disclaimer>.



THE FAIRWAYS