



HOME AND LAND FROM

**\$639,790**

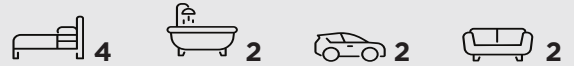
**LOT 3002 SIMMENTAL STREET**

FERNTREE RIDGE DROUIN

**CLARA 21 (LIMITED EDITION) | SEABROOK FACADE**

HOME SIZE: 21sq | 186m<sup>2</sup>

LAND SIZE: 16m WIDE BY 31.3m DEEP | 501m<sup>2</sup>



BUILT TO OUR BASE SPECIFICATIONS AND LAND, PLUS:

- ✓ 7 star energy rating
- ✓ Lifetime Structural Guarantee#
- ✓ Floor coverings throughout
- ✓ Stylish selection of fixtures and fittings
- ✓ 900mm kitchen appliances
- ✓ 20mm Zenith Stone benchtops to kitchen & bathroom
- ✓ Fibre Optic Package
- ✓ Coloured Concrete driveway (Up to 35m<sup>2</sup>)
- ✓ Site Cost Allowance\*
- ✓ Stunning Façade Included
- ✓ Aluminium double glazed windows
- ✓ Colorbond Roof
- ✓ Bushfire Upgrades

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 Metricron Homes, namely landscaping and planter boxes.



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**Q Great Savings on EVERY Freedom home**

**FREEDOM** 

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 not provided by Metricron. Advertised Package Price is based on Metricron's Freedom Limited Edition standard inclusions, any additional inclusions listed, Metricron's preferred siting of the home and the expected land titling date as notified by the developer and is subject to Metricron's price hold expiry date by which the owner must include essential information to Metricron 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 Metricron New Home Advisor. Newfield Real Estate Pty Ltd ACN 159 312 722, Licence number 028051L. Builder's Licence: Builders License Number: CDB-U52967 #For details on our Lifetime structural guarantee and other terms and conditions visit <https://www.metricron.com.au/terms-and-conditions>  
Package Printed Date: 06/06/2026 Price Region: Gippsland West