



HOME AND LAND FROM

**\$1,234,910**

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.

**LOT 424 SHORT GAME LANE**

THE FAIRWAYS COUNTRY LIVING ROYAL PINES DROUIN

**QUALIA 39 (S SERIES) | GROVE FACADE**

HOME SIZE: 39sq | 359m<sup>2</sup>

LAND SIZE: 34.4m WIDE BY 68.2m DEEP | 2311m<sup>2</sup>

TITLED LAND



BUILT TO OUR BASE SPECIFICATIONS AND LAND, PLUS:

- ✓ 7-Star energy rating home
- ✓ Lifetime structural guarantee#
- ✓ Personalized colour selection with a interior designer
- ✓ Stunning Façade Included
- ✓ Floor coverings throughout
- ✓ Selection of colours across bricks and tiles#
- ✓ Fibre Optic Package
- ✓ Stainless steel rangehood and oven
- ✓ Aluminium double glazed windows
- ✓ Site cost allowance
- ✓ Bushfire Upgrades



**JEFF MAHONEY**

JEFFMAHONEY@METRICON.COM.AU  
0412 390 901



*S.Series*  
**DESIGNER**  
ALL INCLUSIVE LUXURY

DESIGNER  
**m**

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 Metricon. Advertised Package Price is based on Metricon's Designer S Series 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: Builders License Number: CDB-U52967 #For details on our Lifetime structural guarantee and other terms and conditions visit <https://www.metricon.com.au/terms-and-conditions> Package Printed Date: 07/06/2026 Price Region: Gippsland West