

Xpress by Elara Homes

HOUSE AND LAND PACKAGE



Lot 1028 Adiantum Road, Drouin
 Ferntree Ridge Estate (407m²)

\$571,700* fixed price

*price includes \$10K F.H.O.G

The Barwon 19

- Fixed site and foundation costs
- BAL/ Temp.Fencing
- Optic fibre incl. 1 tv, 1 data and 1 phone point
- Carpet (cat. 1 builders range)
- Choice of laminate flooring (cat. 1 builders range)
- 20mm Cat.1 Ceasarstone Mineral benchtops to Kitchen
- Flyscreens to all openable windows
- Raised Entry
- Cat.1 Panel-lift Garage door with remote control
- 900mm Technika freestanding oven & 900mm rangehood
- Stainless steel appliances incl. dishwasher
- 7 star energy rating
- Colorbond roof, fascia, gutter and downpipes
- Window locks
- NCC22 compliant
- LED Downlights x20
- PV Solar
- Alfresco/Cabana
- *Not including CIL or crossing permit*



SIZE ANALYSIS		
LIVING AREA	149.79	16.12
GARAGE AREA	24.09	2.59
PORCH AREA	3.58	0.39
TOTAL PROPOSED	177.45	19.10

Contact Stephen 0439 335 111

Please note while best endeavours have been used to provide information in this publication that is true and accurate, Elara Homes and related entities accept no responsibility and disclaim all liability in respect to any errors or inaccuracies it may contain. Prospective purchasers should make their own inquiries to verify the information contained herein. Land prices and availability are subject to change without notice and does not include transfer fees, settlement costs or any costs associated with the settlement of the land. All house and land packages are subject to developer approval. Photos and images used are for illustrative purposes only and may not necessarily correspond with actual plan as shown. These images may depict fixtures, features and finishes not supplied by Elara Homes such as but not limited to, landscaping, window coverings, fencing and hardscaping. Accordingly, any prices in this brochure do not include the supply of any of those items. Copyright 2025

