

Xpress by Elara Homes

HOUSE AND LAND PACKAGE



Lot 3004 Simmental St, Drouin
Ferntree Ridge Estate (501m²)

\$620,300* fixed price

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

The Tarwin 21

- 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	155.64	16.75
GARAGE AREA	37.04	3.99
PORCH AREA	5.02	0.54
TOTAL PROPOSED	197.77	21.28



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