



Price excludes: Fencing, Landscaping, Concrete pavers, Planter boxes, Decking

## FIXED PRICE

# \$608,670\*

## Alluvium

Lot 401 Erskine Road, WINTER VALLEY

## ALKA 22

## KINGSTON FACADE

BLOCK SIZE: 263m2



4



2

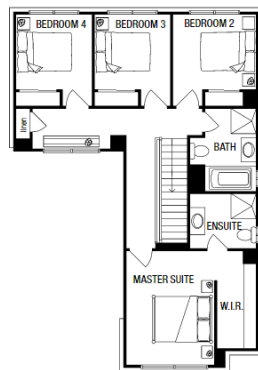
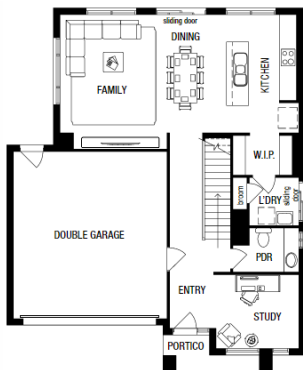


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## FIXED PRICE PACKAGE INCLUDES:

The Alka 22 with Kingston facade built to our industry leading base specifications, plus:

- Fixed Site Costs
- All flooring covered throughout your entire home
- Quality tiles to bathrooms, ensuite and laundry
- Overhead cabinets to kitchen
- 600mm appliances
- Eaves to entire First Floor
- Fibre Optic (NBN/equivalent) pack
- Remote controlled garage door
- Lifetime Structural Guarantee
- Developer Requirements included
- Coloured concrete driveway (up to 35sqm)
- Rainwater tank



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Emily Hill on 0478 679 336

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\*Packages correct at time of printing and subject to change without notice. Package includes timber laminate, two strip floating floor. Luxury carpet is 100% Nylon plush pile carpet. Package price excludes external lighting, telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Metricon reserves the right to alter the images or descriptions in this flyer without notice. See your Metricon consultant for full details of standard inclusions. Land supplied by developer. Land prices and availability are subject to change without notice. All home & land packages are subject to developer approval. Newfield Real Estate Pty Ltd ACN 159 312 722, Licence number 028051L. VIC Builder's Licence: CDB-U 52967 #For details on our Lifetime structural guarantee visit [metricon.com.au/terms/structuralguarantee](http://metricon.com.au/terms/structuralguarantee). Package Printed Date: 19/03/2024 Price Region: Ballarat