



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

## \$557,553\*

LOT 4502, FRANKLIN ROAD  
MOUNT DUNEED ESTATE  
MOUNT DUNEED

AMIRA 22A (LIMITED  
EDITION)  
LUXE FACADE

BLOCK SIZE | 501M<sup>2</sup>



4



2



2

### PACKAGE INCLUDES:

THE AMIRA 22A (LIMITED EDITION)  
WITH LUXE FACADE BUILT TO OUR  
INDUSTRY LEADING BASE  
SPECIFICATIONS AND LAND, PLUS:

- ✓ 20mm stone benchtop to Kitchen
- ✓ Large 900mm wide stainless steel appliances
- ✓ Laminate overhead kitchen cupboards (2 sets)
- ✓ Gas ducted heating
- ✓ Remote control garage door
- ✓ Concrete driveway and path (up to 35m<sup>2</sup>)
- ✓ Fibre optic package
- ✓ Lifetime structural guarantee#
- ✓ Carpet to all remaining areas (category 1)
- ✓ Timber laminate flooring to entry, kitchen, family and dining areas (category 1)



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**FREEDOM**

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\*Image includes upgrade items and may depict fixtures, finishes and features not supplied by Metricon such as landscaping and fencing. Accordingly, any prices in this flyer do not include the supply of those items. Floor plan is a representation of a Traditional façade unless otherwise stated. Metricon reserves the right to alter the images or descriptions without notice. Home & land package prices are correct at time of printing and subject to change without notice. Land prices and availability are subject to change without notice. \$sitecosttypetoken\$ Pricing does not include additional legal fees relating to the building and/or land contract and stamp duty charges. All home & land packages are subject to developer approval. 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). See [metricon.com.au](http://metricon.com.au) for full details of standard inclusions and/or terms and conditions. +Typical site cost allowance included in the price. Additional site costs may apply if site survey and soil tests indicate the presence of fill or more than 300mm of land fall or presence of rock above the typical site allowance made. Package Printed Date: 21/04/2020 Price Region: Geelong.