Lot 6207.



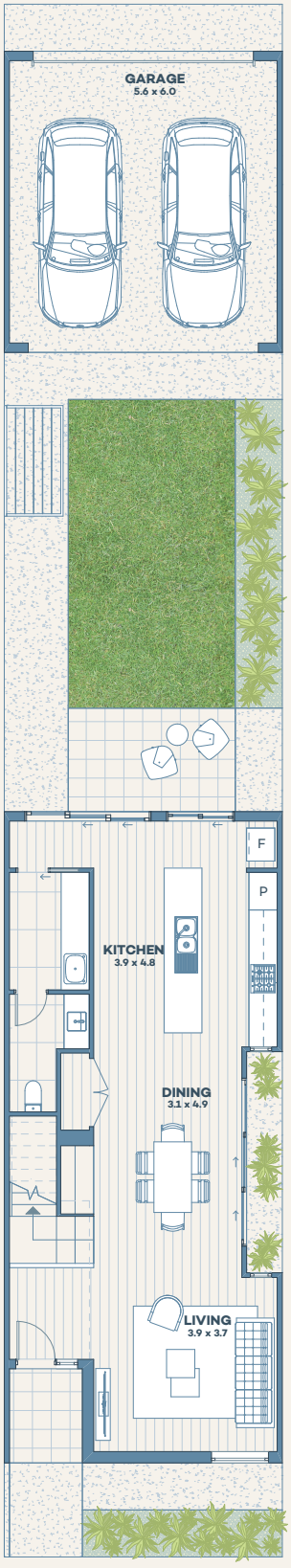
Artist impression. Façade 'Type B' shown.

Gallery.

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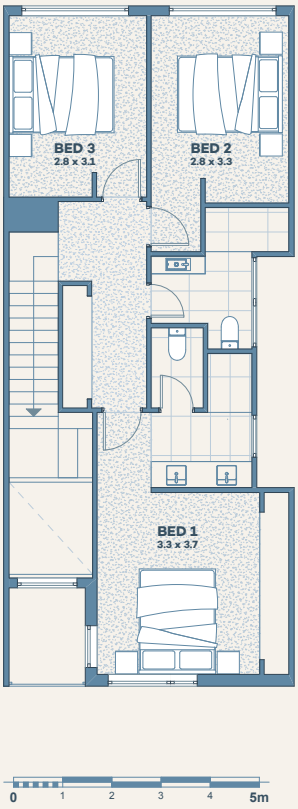
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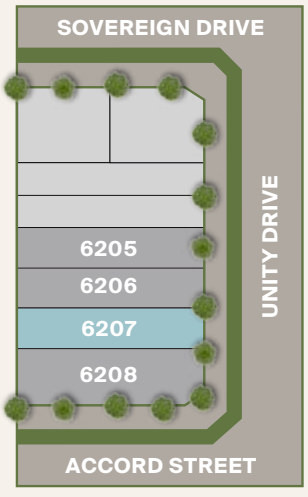
6207 Unity Dr, Mt Duneed Vic 3217

3 **2.5** **2**

Areas

Land Size	198 m²
Ground Floor	75 m²
First Floor	71 m²
Garage	38 m²
Courtyard	58 m²
Porch	3 m²
Total Internal	146 m²
Total	**245 m²**





Ground Floor.

First Floor.



Key design features.

Artist impression.

- The magnificent internal light well spanning 2 levels is the pinnacle of Gallery, creating abundant light and sense of expanse
- Seamless circulation and natural ventilation throughout
- 2,700mm high ceiling throughout the home providing a sense of space, openness and comfort
- Central kitchen position with in-built pantry, fridge and island bench
- Integrated joinery with ample storage opportunities
- Reading nook in ground floor stairwell
- Dedicated laundry
- Downstairs powder room for guests
- Recessed porch for welcoming entrance and weather protection
- Double car garage connected to private courtyard

Sustainability as standard.

- Minimum 2.5kW Solar Panels.
- Electric Car Charging Point to Garage.
- Living Room Ceiling Fan.
- Electric Boosted Solar Hot Water.
- No Gas Appliances.
- Energy Efficient Reverse Cycle Split System.
- 6 Star NatHERS Rating.
- 9 Star Victorian Residential Efficiency Energy Rating.

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