



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

\$785,990*

LOT 6811 MYSTIC ST
ARMSTRONG ESTATE
MOUNT DUNEED

DELTA 25S (LIMITED
EDITION)
PEAK FACADE

BLOCK SIZE | 448M²



4



2



2



PACKAGE INCLUDES:

THE DELTA 25S (LIMITED EDITION) WITH PEAK 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)
- ✓ Remote control garage door
- ✓ Fibre optic package
- ✓ Lifetime structural guarantee#
- ✓ Carpet to all remaining areas (category 1)
- ✓ Concrete slab to outdoor room
- ✓ Timber laminate flooring to entry, kitchen, family and dining areas (category 1)



**More home
for less.**

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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. See 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: 22/07/2022 Price Region: Geelong.

Proposed siting of your Metricon home.



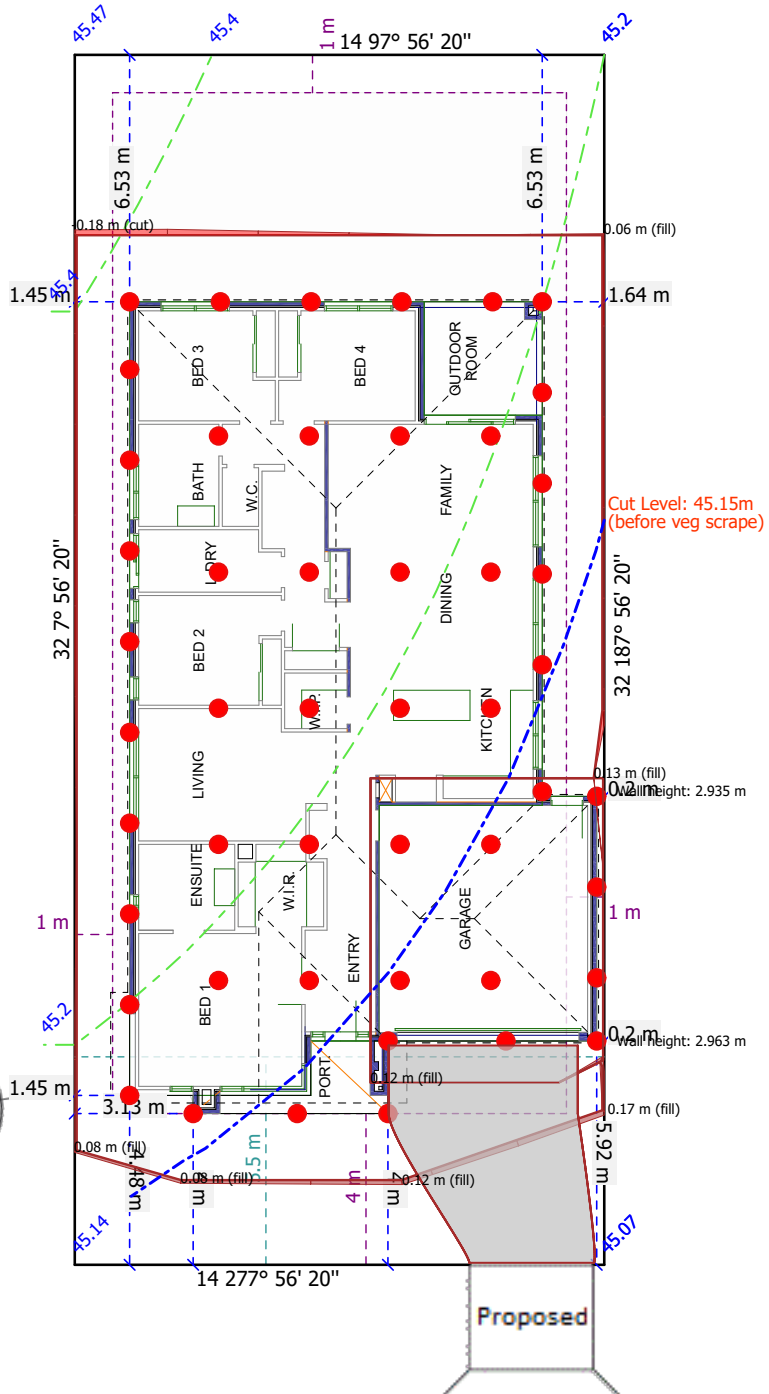
Metricon Homes Pty Ltd | 501 Blackburn Road Mt Waverley Victoria 3149 | Phone: 03 9915 5555 | www.metricon.com.au

Customer: House and Land
Site Address: Lot 6811 MYSTIC St
Locality: MOUNT DUNEED
Home Design: Delta 25S Peak

Date: 22/07/2022
Estate: Armstrong - Stage 68 Part A
State: VIC
Email/Phone:

Incomplete Sub: Yes
Current Fencing: None
Ceiling Height: 2.4m
Site Coverage: 52.44%
Site Area: 448 m²
Build Area: 234.92 m²

G.L: 45.154 m
CUT: 180 mm
FILL: 170 mm
F.F.L: 45.464 m
Batters: 45 degrees
Driveway Grade: 1 in 19.98m (5%)
with 1m flat transition
Driveway Area: 25.82m²
Garage Height: 2.95m (avg)
Garage G.L: 45.019 m
Garage F.F.L: 45.329 m



Note: This is a preliminary siting and is subject to a clear copy of title and approval of the builder.
This siting is subject to developer approval, state building regulations and council requirements (where applicable).

Consultant: Elizabeth Belcastro

Email: ElizabethBelcastro@metricon.com.au

Scale: 1:200 @ A4

Customer Signature (1)

Date (1)

Customer Signature (2)

Date (2)

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(Geo Plan ID: 717470)