

**FIXED  
PRICE  
PACKAGE**


# MERCER 17



 **\$456,400**

 **3**  **2**  **2**



 **Delaray, Clyde North**  
Lot 1767 Clamoroso Drive - 326m<sup>2</sup>

## SPECIAL FEATURES

- Fixed site costs
- 25 year structural guarantee
- 12 month service warranty
- 6 star energy rating
- All developer & council requirements
- Brick infills over windows
- Gas ducted heating
- Stainless steel appliances
- Vinyl sliders to robes
- Tiled shower bases
- Automatic garage door including 2 handsets
- Opticomm Connection
- Recycled Water Connection

**Homebuyers Centre**  
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131 751



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Floor plan depicts a traditional facade, modern facade shown and included in price. Facade image is an artist impression for illustrative purposes only and may show decorative items not included in the base price including path, fencing, landscaping, coach lights and furnishings. Fixed House & Land package price is correct at time of printing. Refer to Preliminary Works Contract for terms and conditions on contracts outside of price protection period. Block and building dimensions may vary from the illustration and the details shown. Accordingly any prices specified do not include the supply of any of those items. For more information on the pricing and specification of this home please contact a New Homes Consultant. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The land price does not include transfer duty, settlement costs or any other fees or disbursements associated with the settlement of the land.