



4



2.5



2

DIMENSIONS

Ground Flo	212.29 m ²
First Floor	0 m ²
Garage	38.72 m ²
Porch	4.27 m ²
Alfresco	28.23 m ²
Balcony	0 m ²
Total	283.51 m² 30.51 SQ
Home Width	14.90 lm
Home Length	23.40lm
Min. block	16 m (W)

*Optional Facade

DETAILS

Merrifield Estate

LOT 3946

Montauk 31 House & Land from \$678,954

INCLUSIONS

*Site costs

Recycling water

NBN conduit and 3 data points

Eaves to front facade

Prime inclusions

2.5 high ceiling in ground floor

Hybrid flooring in living areas

Carpets in bedrooms and living

Stone in kitchen

European appliances including dishwasher

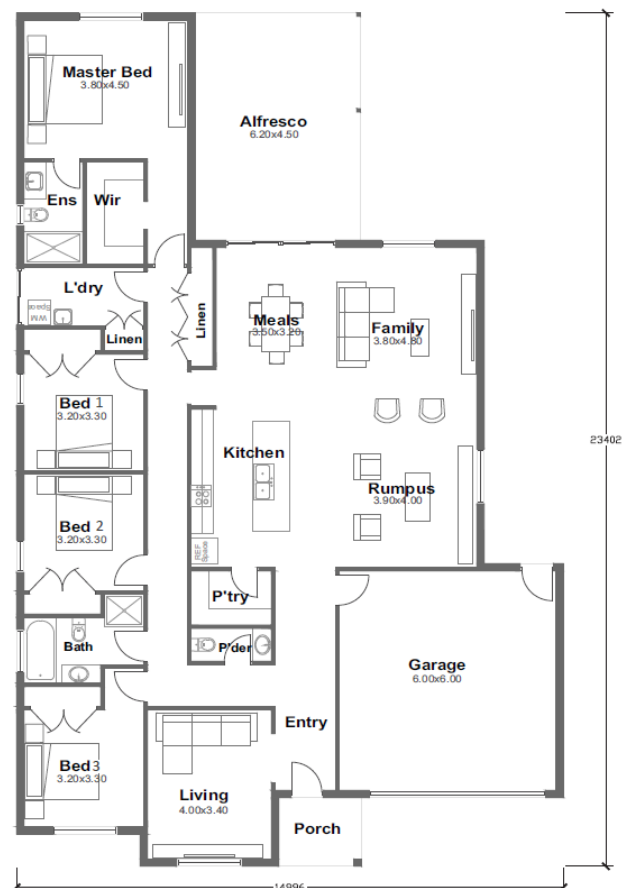
Flyscreens in windows

Double railing in robes

Further details; Peter 0478 300 705

Or visit our display at 16-18 Broad Way Wollert

*Subject to geotechnical report



CONTACT US

03 9354 5446 • enq@optimalhomes.com.au
www.optimalhomes.com.au