



**dennis
family
homes**

a family building
homes for families™



HOUSE & LAND

\$497,630*

MERRIFIELD – MICKLEHAM

Lot 4209 Stakes Road
Mickleham VIC 3064

3 2 2 1

Jardean 16 Livia Façade
(Aspirations)

Home size: 16.31sq Land size: 313.00m²

- ✓ Aspirations Inclusions
- ✓ BAL 12.5 inclusions
- ✓ Fixed Site Costs
- ✓ Developer/Estate Covenant Requirements
- ✓ Water Tank
- ✓ NBN/Opticomm/Redtrain/Multinet/CNT Corp. connection
- ✓ 2580mm ceiling height to ground floor
- ✓ Sectional Garage Door
- ✓ Flyscreens
- ✓ Stainless Steel Appliances
- ✓ Gas ducted heating
- ✓ Evaporative cooling
- ✓ Floor Coverings
- ✓ Current Promotion
- ✓ Series 1 timber-look laminate flooring to Entry/Kitchen/Meals/Family
- ✓ Carpet to remaining areas
- ✓ Concrete paving to driveway and portico (up to 35m²)
- ✓ Lockable internal access door from garage
- ✓ Overhead cupboards with bulkhead above to kitchen



merrifield
OUR KIND OF CITY

Go to **dennisfamily.com.au** or call
1800 DENNIS for more information.

Rosaria Carrabba 0439 049 842

Reference HL0038130

*Subject to land and build contracts for specified lot, available until sold. 1. Images not to scale and may differ from final built forms. 2. Landscaping, driveway, retaining walls, paving, decking, fencing, decorator items and furnishings not included. 3. Unless stated, site costs are not fixed, package price may increase depending on: rock removal and services connection costs, retaining walls, tree root mitigation, developer requirements, BAL zoning and other statutory requirements. 4. "Fixed site costs" packages include rock removal and services connection only, exclude retaining walls and tree root mitigation. 5. Price based on facade shown, excludes stamp duty, legal and transaction costs eg FIRB, finance fees. 6. Customers required to enter into a separate land contract with the land developer. 7. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. 8. Package not available in conjunction with any other promotions. © 2019. Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner CDB-U 49195 (Vic) and 173511C (NSW).