



# HOUSE & LAND

# \$821,366\*

**MERRIFIELD – MICKLEHAM**

Lot 5427 Gibdon Way  
Mickleham VIC 3064

 4
  2
  2
  2
  1
  1

**Kelsey 28 Melba Façade**  
(Aspirations)

Home size: 27.38sq Land size: 350.00m<sup>2</sup>

- ✓ Aspirations Inclusions
- ✓ BAL 12.5 inclusions
- ✓ Site Costs Allowance
- ✓ Recycled water connection
- ✓ NBN/Opticomm/Redtrain/Multinet/CNT Corp. connection
- ✓ 2580mm ceiling height to ground floor
- ✓ Double Garage
- ✓ Sectional Garage Door
- ✓ Remote control to garage door
- ✓ Flyscreens
- ✓ Stainless Steel Appliances
- ✓ 900mm Technika appliance pack
- ✓ Technika dishwasher
- ✓ Gas ducted heating
- ✓ TV Antenna
- ✓ Floor Coverings
- ✓ Window Furnishings
- ✓ 35 m2 of Concrete Drive and Paving
- ✓ Current Promotion
- ✓ Feature Render
- ✓ Brick Infill to Garage



Go to [dennisfamily.com.au](https://dennisfamily.com.au) or call  
**1800 DENNIS** for more information.

Rosaria Carrabba 0439 049 842

Reference HL0046405

\*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 FIRE, 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. 9. Additional options available, additional charges may apply. 10. Alternative facade options available additional charges may apply. © 2022, Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner CDB-U 49195 (Vic) and 173511C (NSW). © 2019, Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner CDB-U 49195 (Vic) and 173511C (NSW).