

# House and Land



Package from

## \$659,551\*

Includes Buy, Build, Get Promotion ~

**Lloyd 23 Lumi**

Merrifield

Lot 5263 St Georges Blvd, Mickleham



379m2



23sq



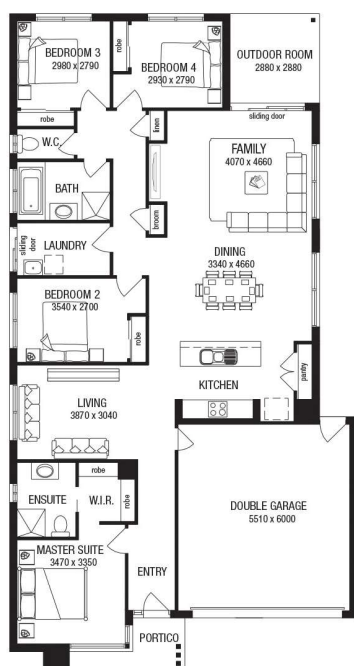
4



2



2



Vista floorplan shown may vary from facade image shown. Floorplan does not reflect developer guidelines.

### Package includes:

- Fixed Site Costs
- Stylish facade as shown
- Stainless steel appliances
- Gas ducted heating
- Stylish laminate flooring to entry, kitchen, family and dining^
- Remote control garage
- Fibre optic package
- Council and developer guidelines



Explore our huge range of design options and facades for your Lloyd 23.



To find out more, contact a Sales Consultant on 131 828.

131 828  
abchomes.com.au

Easy as  **AUSTRALIAN BUILDINGCO.**

Floorplan and standard specification shown. Floorplan may not reflect developer guidelines. Total squares and building size of the home is calculated by measuring from the external side of external walls. Where no external wall exists for the purpose of measuring building area (such as porticos, balconies or outdoor rooms), Australian Building Company assumes a straight line between the exterior of walls or columns. Facade image may feature some upgrade items above standard specification such as feature render and bricks, feature timber cladding, feature tiling, front entrance timber decking, timber windows, timber garage door, front entry door, brick infills above garage, stain finished and driveway. Image may contain items not supplied by Australian Building Company, namely landscaping, planter boxes, fencing and paths. Australian Building Company reserves the right to alter the images or descriptions without notice. Price is correct as at the time of publication and is subject to land availability and may change as a result of variations in the inclusions or specifications selected by the purchaser or due to other circumstances that may affect the price as set out in the building contract, or changes in local, state or federal government laws. +Site Cost allowance provided as a contribution towards Site Costs. Total Site Costs to be determined once soil, survey and engineering reports are issued and complete. House design is subject to developer approval. ~ Price inclusive of 25k Buy, Build, Get Discount. House design is subject to developer approval For more information and details of standard inclusions and/or terms and conditions, speak with a Sales Consultant or visit [www.abchomes.com.au/vic/terms-and-conditions](http://www.abchomes.com.au/vic/terms-and-conditions) <http://www.abchomes.com.au/vic/terms-and-conditions> . VIC Builders License CDB-U 52968.

\*The Buy Build Get Promotion runs from 9am (AEST) on 7 March 2024 and ends at 5pm (AEST) on 30 April 2024 or such later date notified by Merrifield by providing at least fourteen days' notice as per T&Cs shown on <https://merrifieldmelbourne.com.au/buybuildget> (Promotion Period).