

# House & Land Package \$789,725



EXCLUSIVE HOUSE AND LAND PACKAGE BY DULGER HOMES

## DENALI

### BUY BUILD & GET - MERRIFIELD DISCOUNT OFFER

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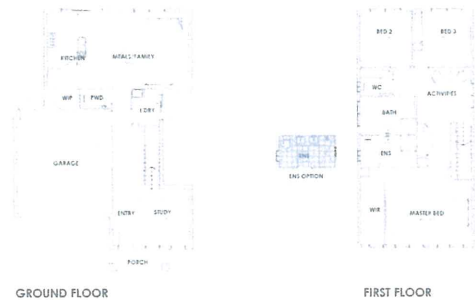
Lot 5063, Coolangatta Drive, Mickleham, 3064

Land Size 350 m<sup>2</sup>

#### This Package inclusions :

- 12 Month Guaranteed Price Lock
- Fixed Site Cost\*
- Developer and Council Requirements
- Driveway
- Tiles/Laminate flooring in living areas
- 2590mm Ceilings Ground floor
- Recycled Water OR Natural gas boosted solar hot water system.
- Evaporate Cooling
- Brick Infills above door and windows
- 900mm x 900mm Tiled Shower Base
- Remote Control Garage Door

ANGELICA 2332  
HOUSE ARCHITECTURE



FLOOR PLAN

ANGELICA 2332  
HOUSE ARCHITECTURE



\*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). All pictures and photos are for illustration purposes only and may not represent the final product. House and land packages are based on 300mm fall & H class soil, designs, inclusions, specifications, and promotions may be subject to change without notification. Prices are subject to change at the discretion of the builder. Price subject to compactions report and limited cover rocks removals. Prices are inclusive of G.S.T. \* Terms and Conditions Apply.



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- 900mm Westinghouse Appliances
- 7-Star energy rating
- LED downlights
- Timber laminate to main areas, carpet to bedrooms
- Double glazed windows throughout
- MGP-10 framing
- Developer corner treatment
- Full timber staircase
- 20mm Engineered Stone Bench to Kitchen
- 450mm Eaves to First Floor of Double Storey Homes

## House Features :

- 3 beds
- Double garage
- DOUBLE GLAZED WINDOWS THROUGHOUT
- 2 Living
- Alfresco
- 3 Baths

## Floor Plan Description

This feature-packed design of the double-storey Angelica 2332 is suited to land as small as 10.5m X 21m. The Angelica 2332 is the perfect plan for those tight on space, including 3 bedrooms, 2 living areas and a study. The Angelica 2332 also features a large master bedroom and an option to add his and her's robe, making it the perfect retreat to privacy. The grand entrance makes this home feel spacious even in this tiny block. The Angelica 2332 will blow away your expectations.