

House & Land Package \$732,725

EXCLUSIVE HOUSE AND LAND PACKAGE BY DULGER HOMES



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Merrifield & Dulger Homes Exclusive Discount Offer

Lot 5094, Dalgety Street, Mickleham, 3064

Land Size 392 m²

 4
  2
  2

This Package inclusions :

- Tiles/Laminate flooring in living areas
- 12 Month Guaranteed Price Lock
- Dulger Homes Exclusive Discount Offer of \$10k for New Merrifield clients
- Fixed Site Cost*
- Developer and Council Requirements
- Driveway
- 2590mm Ceilings Ground floor
- Recycled Water OR Natural gas boosted solar hot water system.
- Evaporate Cooling
- Brick Infills above door and windows
- Solar hot water system
- 900mm x 900mm Tiled Shower Base
- 900mm Westinghouse Appliances

DILAN 2243



FLOOR PLAN

DILAN 2243

*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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- Remote Control Garage Door
- 7-Star energy rating
- LED downlights
- Timber laminate to main areas, carpet to bedrooms
- Double glazed windows throughout
- MGP-10 framing
- 20mm Engineered Stone Bench to Kitchen
- 450mm Eaves to First Floor of Double Storey Homes

House Features :

- 4 beds
- 2 baths
- Double garage
- DOUBLE GLAZED WINDOWS THROUGHOUT

Floor Plan Description

The efficient floorplan of the Dilan 2243 is designed for land with a 14m frontage with 25m depth. It includes 4 bedrooms with the master bedroom being the perfect size to relax in privacy with a large ensuite and walk-in robe. The Dilan 2243 is designed for first home buyers or investors that need a feature-packed home. this spacious design will allow anyone who calls its 4 walls home to thrive, with a separate study nook and private rear hallway for the minor beds it is the perfect start to your home owner's journey.

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