



## GARDENIA

### BUY BUILD AND GET - DISCOUNT OFFER

3  2  2 

Lot 5201, Bonanza Street, Mickleham, 3064

Land Size 423.20 m<sup>2</sup>

CARRIE 1992

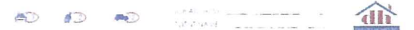
### This Package inclusions :

- Tiles/Laminate flooring in living areas
- 12 Month Guaranteed Price Lock
- Dulger Homes Exclusive Discount Offer of \$10k for New Merrifield clients
- 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
- Remote Control Garage Door



FLOOR PLAN

CARRIE 1992



\*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.



# House & Land Package \$751,925

- 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

## House Features :

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

## Floor Plan Description

The spacious floor plan of the Carrie 1992 is designed for land with a 16m frontage and 21m depth. With 3 generous bedrooms, the Carrie 1992 is well suited to small or growing families and investors looking to maximize their budget. The master bed at the rear is the perfect retreat to luxury and privacy with a walk-in robe and a generous ensuite. With an option to add a sliding door to the backyard. The Carrie 1992 also includes a generous kitchen perfect for the chef in the family as well as an open plan family and meals area for entertaining. This large house provides the family with all the coziness and comfort they could ever desire.

EXCLUSIVE HOUSE AND LAND PACKAGE BY DULGER HOMES

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