

# House & Land Package \$646,125



Was \$646,125  
**NOW \$611,125\***

\*Price includes \$10k discount offer & Merrifield Buy Build Get \$25k\*

## ALVIN

### DULGER HOMES EXCLUSIVE DISCOUNT OFFER FOR MERRIFIELD

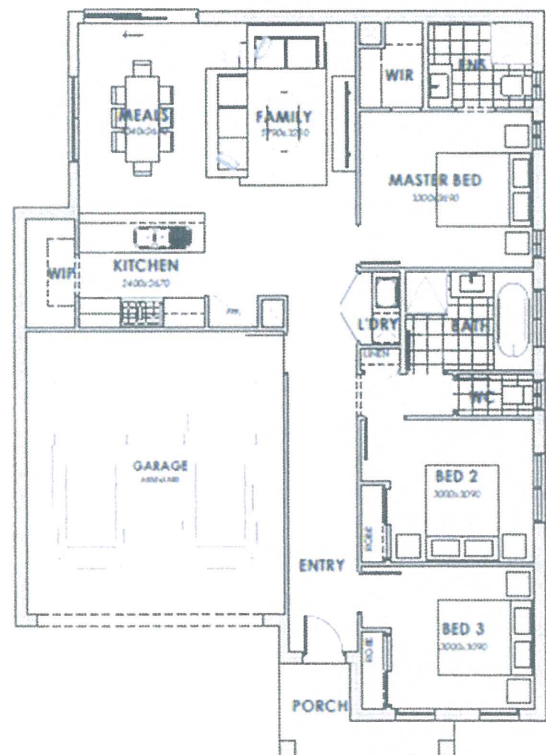
Lot 4736, Belmore Parade, Mickleham, 3064

Land Size 346 m<sup>2</sup>

#### This Package inclusions :

- Tiles/Laminate flooring in living areas
- 12 Month Guaranteed Price Lock
- 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
- Remote Control Garage Door
- LED downlights

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\*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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- Timber laminate to main areas, carpet to bedrooms
- Double glazed windows throughout
- MGP-10 framing
- Developer corner treatment

### House Features :

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

### Floor Plan Description

The Jasmine 1685 is designed for land with a 12.5m frontage; this modern design provides maximum comfort to please everyone. With 3 or 4 bedroom options, the Jasmine 1685 is sure to suit a small or growing family. The master bedroom comprises a walk-in robe and ensuite, making it a lovely space to rest and recuperate. This space maximiser also includes a functional kitchen and open plan meals and living area; the Jasmine 1685 will provide the home feeling that every family desires.

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