

Fixed Price \$836,429[^]

Layla 318-D34

Lot 5094 Dalgety Street | Merrifield Estate, MICKLEHAM

Lot size: 392 sqm | House size: 34.25 sq



HOUSE &
LAND PACKAGE

Where façade shown, façade may represent offered façade but on different house type, and façade colours and materials that may not be available due to land estate guidelines. Price excludes tiles, stone and/or full render to façade treatment, timber windows, landscaping, fencing, driveway, decking, planter box and decorative lights or any change required by developer to façade. Internal images from our display home may be shown where image of façade or actual design is not available, in which case, some items pictured, such as furniture, some fixtures and fittings and structural options are not included in the fixed price and may not be available. Speak to your new home consultant for clarification.

INCLUSIONS

Concrete roof tiles

20mm Caesarstone
benchtops to Kitchen, Ensuite
and Bathroom in a choice of
10 colours

2570mm high ceilings to
single storeys and ground
floor of double storeys

900mm SMEG appliances

Stiebel-Eltron Hot Water Heat
Pump

Walk in Pantry

Carpet and Timber look
flooring~

Double glazed windows+

Estate guideline requirements
included

Spend It Your Way

**Up to
\$48,000
of upgrades
included**

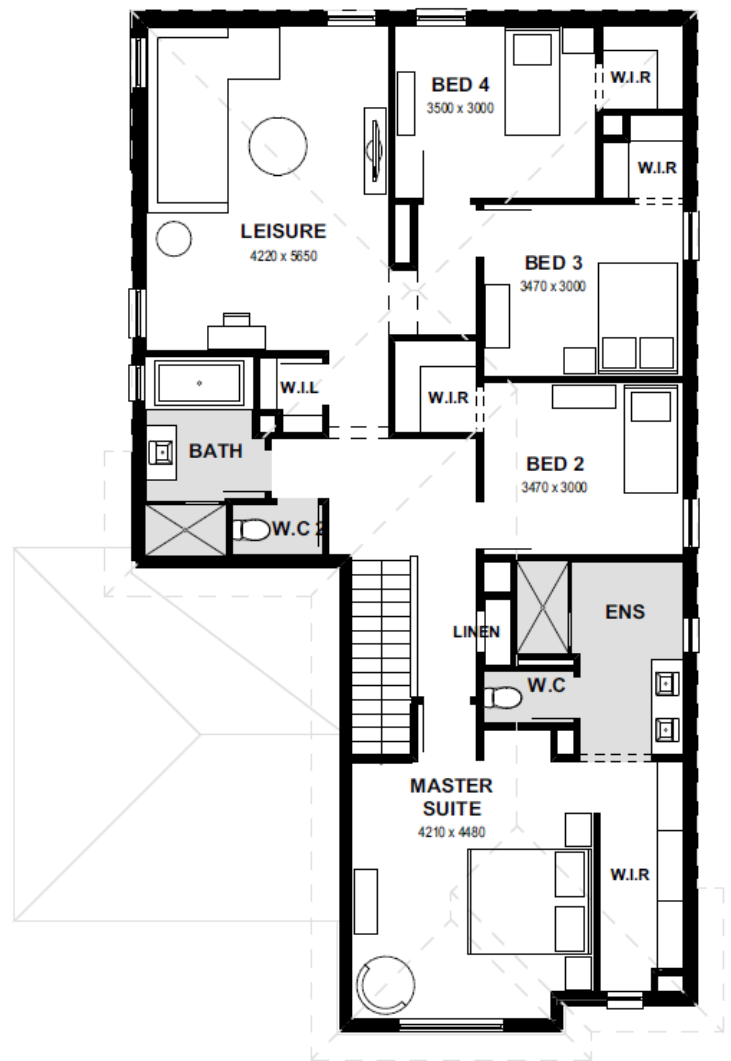
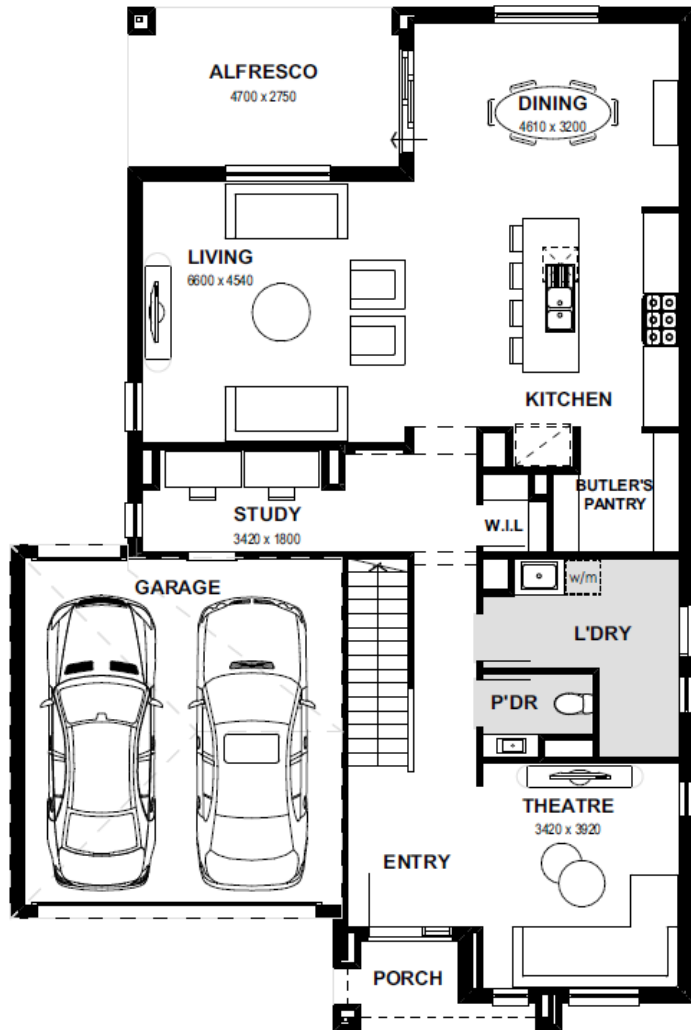
T&C's apply

Henley

Kalkallo Display Centre
Ph: (03) 83066075 | henley.com.au

Layla 318-D34 (34.25sq)

4 BEDS 2 BATHS 2 GARAGE



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Henley

^^Based on land price provided by Developer as of April 2024.. Henley does not have authority to negotiate land sale. Land is sold separately by Developer. All land enquiries to be made direct to Developer. Home price based on a standard home, standard inclusions, Henley's preferred siting and preferred building surveyor. Home price does not include additional costs for delay in land titles, or any allowance for bushfire requirements. ^Fixed site costs do not include footing probe costs, where required or costs arising from probe results, and are offered on the proviso that Developer provides (1) level 1 compaction report for the lot that is no more than 24 months old (2) a survey of land that matches the engineering submitted to Henley with the fixed site cost application. -Flooring is Category 1 Carpet, and Category 1A Nordic Timber Laminate; +Double glazed windows excludes all doors, sidelights, butt jointed corner windows and picture windows to living areas. Allowance for Estate Guidelines# is based on items that can be identified in the Estate Guidelines at the time of fixing price and does not include discretionary items by Developer. Internal stock images may be used when actual image for design is not available. Photography and illustrations to be used as a guide. Additional cost fixtures & fittings may be shown. House Dimensions are for base floorplan and do not take into consideration any structural options chosen. Please be aware that aspects of floorplan (including room dimensions) may change, including changes to comply with pending National Construction Code (NCC) 2022 amendments.

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