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## HOUSE AND LAND PACKAGE

**\$876500**



### FLOOR PLAN\*



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BALMAIN 25

LOT 5216 , ERROL BLVD MICKLEHAM

### LUXURY INCLUSION

- Fixed Site Cost\*
- Double glazing to all windows
- Developer and council requirements
- 40mm Caesarstone benchtops to kitchen
- 20mm Caesarstone benchtops to bathroom and ensuite.
- 900mm appliances including 600mm dishwasher.
- 2.7m high ceiling.
- 2.3m high doors.
- 600X600 Porcelain tiles to wet areas.
- Cat-3 laminate timber flooring.
- LED lights

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\*Based on land price provided by Developer as of the said date. All land enquiries to be made direct to Developer. Land is sold separately by Developer. Home price based on a standard home, luxury inclusions. Home price does not include additional costs for delay in land titles, or any allowance for bushfire requirements. 25K rebate applies on the lands settlement and will be provided by the developer at the time of settlement. \*Fixed site costs as indicated in the Luxury Inclusion list. 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. \*Floor plan shown will vary from facade image shown and does not reflect developer guidelines. All H&L packages are subject to Developers approvals. Please be aware that aspects of floorplan (including room dimensions) may change, including changes to comply with pending National Construction Code (NCC) 2022 amendments. 5AB Homes reserves the right to withdraw or amend pricing, inclusions and promo without notice. \*T&C's apply.