



**SORRENTO 46A**  
FRENCH PROVINCIAL

4  
 2  
 2  
 576sqm  
 410sqm

**Lot 5340**  
**Margaretta Circuit**  
**MICKLEHAM**  
**(Merrifield Estate)**

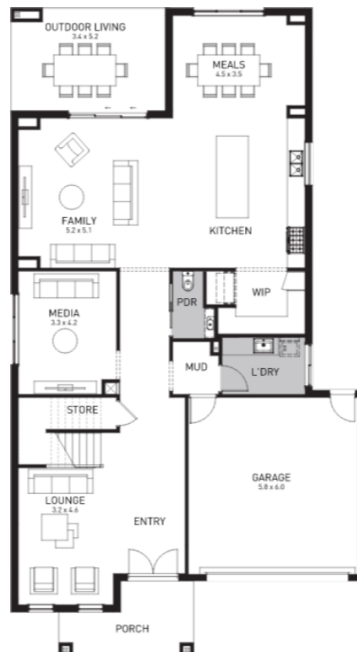
**FIXED PRICE H&L PACKAGE**

**\$1,129,386**

**Double Storey Inclusions**

- ✓ 12-month maintenance period
- ✓ Fixed Price Site Costs, Developer & Council Requirements
- ✓ Double Glazed Windows & Doors
- ✓ 2550mm High Ceilings to BOTH Ground & First Floors of Home
- ✓ Downlights Throughout
- ✓ Timber Staircase
- ✓ Butlers Pantry Fitout to Walk in Pantry
- ✓ Quality Floor Coverings throughout Concrete
- ✓ Driveway & Porch (to. 35sqm) SMEG
- ✓ 900mm appliances & Dishwasher
- ✓ Solar PV System

Garage	37.87sqm
Porch	8.35sqm
<b>Total Area</b>	<b>44</b>
	<b>sq (410sqm)</b>



Ground Floor



First Floor

**merrifield**

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Orbit Homes Australia Pty Ltd " CDB-U 50505 " Orbit Homes Queensland Pty Ltd QBSA LIC 716019 " Facade illustrations serve as a guide only, excluding upgrades like feature stone & tiles. Refer to facade guide for inclusions. Images for visual purposes; upgraded fixtures & fittings may incur additional costs. Contact sales Consultant for details. Customer responsible for fencing and landscaping post-handover. Excludes power & telephone connection fees. Prices subject to change; not combinable with other offers. Progress payments during construction. Excludes stamp duty & costs. House & land package price may include developer incentives, rebates, and builder referral fees, subject to change at the discretion of the land developer.