



Alpha - Melrose 227

Lot 209
Lory Circuit, Sunbury 3429

4.0 2.0 Double 24.5sq 448m2

FROM
\$589,242*

Inclusions:

- Spacious Meals and Family Area
- 900mm Westinghouse Rangehood & Upright Cooker
- Gas Ducted Heating
- Solar Hot Water System
- Overhead Cupboard to Kitchen
- Double Vanity to Ensuite
- Professional Colour Consultation
- Sectional Garage Door
- Alfresco
- Colorbond Roof
- 6 Star Energy Rating
- Bushfire Attack Level 12.5 Included
- BlueScope Steel House Frame
- 50 Year Structural Guarantee
- NBN Fibre Package
- Developer Guideline - Recycled water
- LED Downlights
- Caesarstone Benchtops to Kitchen & Vanities



FOR ENQUIRIES CONTACT:

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Alpha Collection 2019 homes are available in a range of sizes, which are indicative only. The required block frontage and width is subject to the fall and orientation of your land and developer and council guidelines. Floorplans in this brochure are based on the standard façade option. Whilst every endeavour has been made to ensure the accuracy of the information provided, all images are for illustration purposes only and may depict fixtures, finishes and features either not supplied or above standard design specification. These items may include decorative light fittings, wall finishes, furniture, window furnishings, fireplaces, cladding, in built joinery, facades and landscaping such as planter boxes, retaining walls, water features, fencing and barbecues. Geographical restrictions and travel surcharges may apply depending on building location. BAL 12.5 and 6 star energy rating based on standard plans only. For detailed home pricing and standard design inclusions regarding homes and your build location, please contact a JG King Homes representative. Information in this brochure is correct at the time of printing. This information is to be used as a guide only and JG King makes no warranties about the accuracy or completeness of the information. JG King Homes reserves the right to alter or withdraw floorplans and facades at any time without notice. Copyright ©2019 Reproduction in any form either in whole or part is forbidden. JG King Pty Ltd (T/A JG King Homes) ABN 21 006 627 210 Registered Building Practitioner Licence CDB-U 49366. V01 25.01.19 *The First Home Loan Deposit Scheme is a Australian Government initiative to support eligible first home buyers with a deposit of as little as 5 per cent. The Scheme will support up to 10,000 loans each financial year, starting from 1 January 2020. For more information see <https://www.nhfc.gov.au/what-we-do/first/>. Based on land price of: \$330,900