



**dennis
family
homes**

a family building
homes for families™



HOUSE & LAND

\$817,000*

ORANA ESTATE – CLYDE NORTH

Lot 2531 Road G
Clyde North VIC 3978

4 2 2 3 1 1

Cobaine 29 Melba Façade
(Aspirations)

Home size: 28.66sq Land size: 448.00m²

- ✓ Aspirations Inclusions
- ✓ BAL 12.5 inclusions
- ✓ Site Costs Allowance
- ✓ Recycled water connection
- ✓ NBN/Opticomm/Redtrain/Multinet/CNT Corp. connection
- ✓ 2580mm ceiling height to ground floor
- ✓ Double Garage
- ✓ Sectional Garage Door
- ✓ Remote control to garage door
- ✓ Flyscreens
- ✓ 900mm Technika appliance pack
- ✓ Gas ducted heating
- ✓ Floor Coverings
- ✓ Current Promotion
- ✓ 20mm Caesarstone benchtops to kitchen
- ✓ Feature Render



ORANA
BY BALCON

Go to **dennisfamily.com.au** or call
1800 DENNIS for more information.

Stefani Hee 0427288549

Reference HL0046057

*Subject to land and build contracts for specified lot, available until sold. 1. Images not to scale and may differ from final built forms. 2. Landscaping, driveway, retaining walls, paving, decking, fencing, decorator items and furnishings not included. 3. Unless stated, site costs are not fixed, package price may increase depending on: rock removal and services connection costs, retaining walls, tree root mitigation, developer requirements, BAL zoning and other statutory requirements. 4. "Fixed site costs" packages include rock removal and services connection only, exclude retaining walls and tree root mitigation. 5. Price based on facade shown, excludes stamp duty, legal and transaction costs eg FIRB, finance fees. 6. Customers required to enter into a separate land contract with the land developer. 7. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. 8. Package not available in conjunction with any other promotions. 9. Additional options available, additional charges may apply. 10. Alternative facade options available additional charges may apply.
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