

## CAULFIELD 23A

SOUTHAMPTON

400sqm 209sqm 4 2 2

**Lot 2009 Delmare Drive  
LEOPOLD  
(Estuary Estate)**

**\$687,169**

### Single Storey Inclusions

- 12-month maintenance period
- Fixed Price Site Costs, Developer & Council Requirements
- Double Glazed Windows
- 2550mm High Ceilings Throughout
- Downlights Throughout
- ILVE 900mm Stainless Steel Appliances & Dishwasher
- Quality Floor Coverings throughout
- Concrete Driveway & Porch (to. 35sqm)

Garage	36.04sqm
Porch	3.62sqm
<b>Total Area</b>	<b>22 sq (209sqm)</b>



## FIXED PRICE H&L PACKAGE



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.