



**7 STAR &  
NCC 2022  
COMPLIANT**



**MALVERN 20B**  
CAMDEN

4  
 2  
 2  
 350sqm  
 181sqm

53 Pyrus Cr  
Mickleham VIC 3064

**FIXED PRICE H&L PACKAGE**

**\$714,145**

**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	35.94sqm
Porch	4.26sqm
<b>Total Area</b>	<b>19 sq (181sqm)</b>



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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.