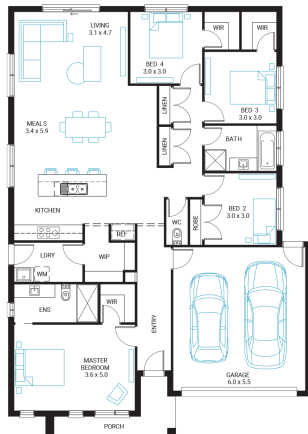




## Merbau 22

4 2 2

| Address                                    | Facade        | Lot Width | Lot size           | House size         |
|--|---------------|-----------|--------------------|--------------------|
| Lot 116, Averley, Nar Nar Goon North, 3812 | Chalet<br>MK2 | 14        | 392 m <sup>2</sup> | 204 m <sup>2</sup> |



### Available Structural Options

Powder Room, Additional WIR, Deluxe Ensuite, As Displayed WIP, Deluxe Kitchen, Outdoor Living,

### Your Inclusions

- 'H' class waffle concrete slab
- Double glazing throughout
- Insect Screens with fibreglass mesh throughout
- Dimmable LED downlights to main Living areas
- Flooring throughout (tiles and carpet)
- 'Quantum Quartz' engineered stone benchtops with 20mm edge profile, to Kitchen
- 900mm Kitchen Appliances
- Laminate overhead cupboards with concealed rangehood to Kitchen
- Tiled shower bases to Bathroom and Ensuite
- Gas ducted heating
- 'Colorbond' sectional overhead door with automated lifter and remote controls
- Solar PV system
- 25-year structural guarantee
- 12-month maintenance period
- 7-Star energy rating compliance
- Trusted New Home Builder in Melbourne, Victoria for over 25 years

Package Enquiries  
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averley