



## Lorne 40

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Address	Facade	Lot Width	Lot size	House size
Lot 8, Neerim Lakes, Neerim South, 3831	Cape Mk1	20.1	703 m <sup>2</sup>	367 m <sup>2</sup>



### Available Structural Options

Ground Floor Rear Flip, Butler's Pantry, Deluxe Kitchen, Ground Floor Master Suite, Ensuite to all Bedrooms, 4 Bedroom with WIR, Balcony 1, Balcony 2,

### Your Inclusions

- 'H' class waffle concrete slab
- Double glazing throughout
- Colorbond® corrugate roof with 22.5-degree roof pitch
- 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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**Neerim Lakes**