

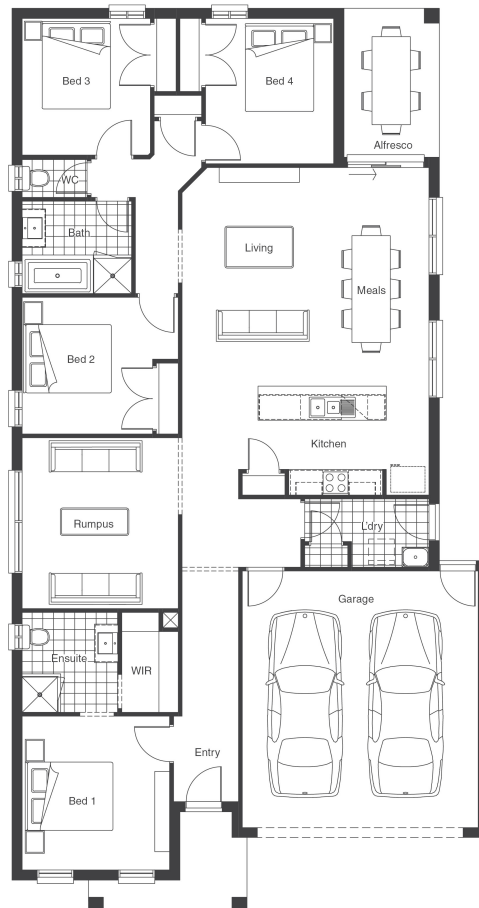


## CARNELIAN

Lot 439 Maling Road, TRUGANINA - 400m<sup>2</sup>

### YOUR LUXURY INCLUSIONS:

- Evaporative Cooling
- Coloured Concrete Driveway (up to 30m<sup>2</sup>) and path to porch
- 2590mm High Ceilings
- Up to 20 LED downlights
- Your choice of timber look flooring or tiles and carpet to bedrooms
- Holland Blinds
- 20mm Stone to kitchen, bath & ensuite
- 900mm built in oven and cooktop, 900mm rangehood & stainless steel dishwasher
- Remote Controlled Garage Door
- Tiled shower bases
- Gas ducted heating
- Brick Infill Above windows
- Rock Removal and site cost Allowance
- All estate developer requirements
- OH&S and Council Requirements
- Front Landscaping Rebate



LOT WIDTH

**12.5+**

SQUARES

**23**

#### LIVING AREAS

Living / Meals	5120 x 5780
Rumpus	4000 x 3650
Alfresco	3490 x 2230

#### BEDROOMS

Bed 1	3600 x 3450
Bed 2	3200 x 3050
Bed 3	3200 x 3000
Bed 4	3400 x 3000

#### AREAS

House Area	160.70m <sup>2</sup>
Garage	36.36m <sup>2</sup>
Porch	5.08m <sup>2</sup>
Alfresco	7.78m <sup>2</sup>

#### TOTAL AREAS

<b>TOTAL AREAS</b>	<b>209.92m<sup>2</sup></b>
House Length	20420mm
House Width	11150mm

^ 1. Price does not include \$10,000 First Home Owner Grant (FHOG) saving amount available to eligible first home buyers. 2. Granvue Homes reserves the right to change prices or terminate package without notice. 3. Includes allowance of up to 12.5 Bush fire attack level if required. 4. Subject to Land Developers Review Panel approval. 5. Price includes any current promotions, standard home design and standard facade option. Upgraded Facades not included. 6. Pricing may vary due to availability of land, increase in land prices or developer or council guidelines. Although measures have been taken to include prime costs, Granvue Homes makes no guarantees or assurances that site costs, developer or bush fire requirements are accurate at the time of publication. NB. For specific details on home inclusions as part of this package please refer to the applicable Granvue Homes inclusion sheet or ask a sales consultant for more details. This house and land package is yet to be constructed.

Call Pawandeep Singh on 0481 350 577  
 or email [prince@granvuehomes.com.au](mailto:prince@granvuehomes.com.au)

**Ellarook**  
 A life inspired

**ESSENCE**  
 — SERIES —