



# VIRIDIAN

Lot 3327 Lucknow Drive, BEVERIDGE - 490m<sup>2</sup>

### YOUR LUXURY INCLUSIONS:

- 2590mm High Ceilings
- Grand Design Kitchen
- LED Downlights
- Floor Covering Throughout
- 20mm Stone to kitchen, Bathroom & Ensuite
- 900mm ILVE 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



LOT WIDTH  
**14.0+**

SQUARES  
**29**

LIVING AREAS	
Living / Meals	7425 x 4910
Rumpus	3860 x 3890
Alfresco	6800 x 3450

BEDROOMS	
Bed 1	4240 x 4700
Bed 2	3200 x 3285
Bed 3	3410 x 3100
Bed 4	4000 x 3085

AREAS	
House Area	201.21m <sup>2</sup>
Garage	36.37m <sup>2</sup>
Porch	3.85m <sup>2</sup>
Alfresco	23.46m <sup>2</sup>

TOTAL AREAS	
<b>TOTAL AREAS</b>	<b>264.89m<sup>2</sup></b>
House Length	23150mm
House Width	12650mm

^ 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.

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