



# RUBY

Lot 645 Ambition Drive, GREENVALE - 576m<sup>2</sup>

## YOUR LUXURY INCLUSIONS:

### PREMIUM INCLUSIONS

- Floor Coverings Throughout
- 2590mm High Ceilings
- LED Down Lights Throughout
- Grand Designed Kitchen
- Stone to Kitchen, Bathroom & Ensuite
- 900mm ILVE Appliances inc. Dishwasher
- Tiled Shower Bases
- Brick Infills Above Windows
- Remote Controlled Garage Door.
- Concrete Driveway and path
- Evap. cooling
- All Estate Developer Requirements
- OH&S and Council Requirements

- Rock Removal and Site Cost Allowance

Granvue New Home Helper \$10,000 Grant!

ALL BACKED BY A GUARANTEED SITE START!



LOT WIDTH  
**16.0+**

SQUARES  
**31**

LIVING AREAS	
Living / Meals	6700 x 7570
Rumpus	3200 x 4100
Study	2030 x 3350
Alfresco	3400 x 4380

BEDROOMS	
Bed 1	4870 x 3860
Bed 2	3200 x 3590
Bed 3	3310 x 3100
Bed 4	3310 x 3080

AREAS	
House Area	228.69m <sup>2</sup>
Garage	36.14m <sup>2</sup>
Porch	8.61m <sup>2</sup>
Alfresco	14.89m <sup>2</sup>

TOTAL AREAS	
<b>TOTAL AREAS</b>	<b>288.33m<sup>2</sup></b>
House Length	24120mm
House Width	13650mm

^ 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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