

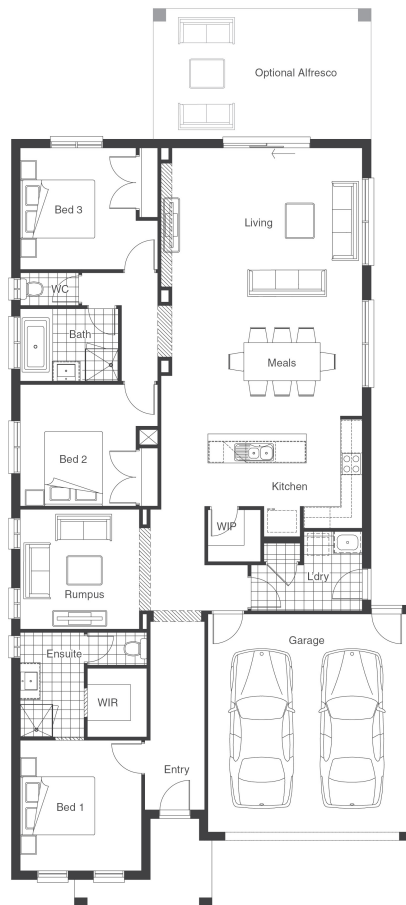


## OPAL

Lot 210 Andross Avenue, TARNEIT

### YOUR LUXURY INCLUSIONS:

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  
 900mm Stainless Steel Appliances  
 Laundry Cabinet  
 Flyscreen to all openable windows  
 20mm Stone to kitchen, bath & ensuite  
 Stainless Steel Dishwasher  
 Remote Controlled Garage Door  
 Tiled shower bases  
 Gas ducted heating  
 Rock Removal and site cost Allowance  
 All estate developer requirements  
 OH&S and Council Requirements



LOT WIDTH  
**12.5+**

SQUARES  
**22**

LIVING AREAS	
Living Room	5540 x 4340
Meals	5540 x 3050
Rumpus	3280 x 3300

BEDROOMS	
Bed 1	3340 x 3600
Bed 2	3190 x 3350
Bed 3	3190 x 3350

AREAS	
House Area	165.50m <sup>2</sup>
Garage	37.18m <sup>2</sup>
Porch	5.86m <sup>2</sup>

**TOTAL AREAS 208.54m<sup>2</sup>**

House Length	21250mm
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.

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