



# MELANITE

Lot 1148 Battery Court, SUNBURY - 543m<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 Infill Above Windows
  - Remote Controlled Garage Door.
  - All Estate Developer Requirements
  - OH&S and Council Requirements
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- Rock Removal and Site Cost Allowance

ALL BACKED BY A GUARANTEED SITE START!



LOT WIDTH

**16.0+**

SQUARES

**32**

LIVING AREAS	
Family	3870 x 4500
Meals	3510 x 5590
Kids zone	2860 x 3600
Theatre	3900 x 4870
Alfresco	3720 x 3915

BEDROOMS	
Bed 1	4720 x 6240
Bed 2	3000 x 4400
Bed 3	3100 x 3300
Bed 4	3000 x 3310

AREAS	
House Area	243.69m <sup>2</sup>
Garage	36.14m <sup>2</sup>
Porch	5.98m <sup>2</sup>
Alfresco	15.44m <sup>2</sup>

TOTAL AREAS	
<b>301.25m<sup>2</sup></b>	
House Length	24460mm
House Width	14400mm

^ 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 Rockwell Smith on 0409099662  
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SUNBURY FIELDS

