



# LARIMAR

Lot 1133 Brigade Street, SUNBURY - 697m<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



LOT WIDTH

**14.0+**

SQUARES

**42**

LIVING AREAS	
Meals	4240 x 3700
Lounge	3950 x 3950
Study	3400 x 3180
Rumpus	3700 x 4700
Alfresco	2800 x 4240
Living Room	3400 x 5080

BEDROOMS	
Bed 1	3930 x 5065
Bed 2	3860 x 3300
Bed 3	3860 x 3300
Bed 4	3300 x 3120

AREAS	
House Area	343.04m <sup>2</sup>
Garage	37.44m <sup>2</sup>
Porch	4.54m <sup>2</sup>
Alfresco	11.87m <sup>2</sup>

<b>TOTAL AREAS</b>	<b>396.89m<sup>2</sup></b>
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ALL BACKED BY A GUARANTEED SITE START!

^ 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