



EMERALD

Lot 1101 Brigade Street, SUNBURY - 486m²

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

- Rock Removal and Site Cost Allowance

ALL BACKED BY A GUARANTEED SITE START!



LOT WIDTH

14.0+

SQUARES

29

LIVING AREAS	
Living / Meals	6000 x 4630
Rumpus	3600 x 4240
Theatre	3600 x 3800
Study	2100 x 2180
Alfresco	5180 x 2300

BEDROOMS	
Bed 1	3740 x 4390
Bed 2	3200 x 3000
Bed 3	3200 x 3000
Bed 4	3200 x 3000

AREAS	
House Area	211.39m ²
Garage	36.25m ²
Porch	6.21m ²
Alfresco	13.36m ²

TOTAL AREAS	
	267.21m²
House Length	23100mm
House Width	12500mm

^ 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

