



# CARNELIAN

Lot 1037 Brabourne Street, MICKLEHAM - 508m<sup>2</sup>

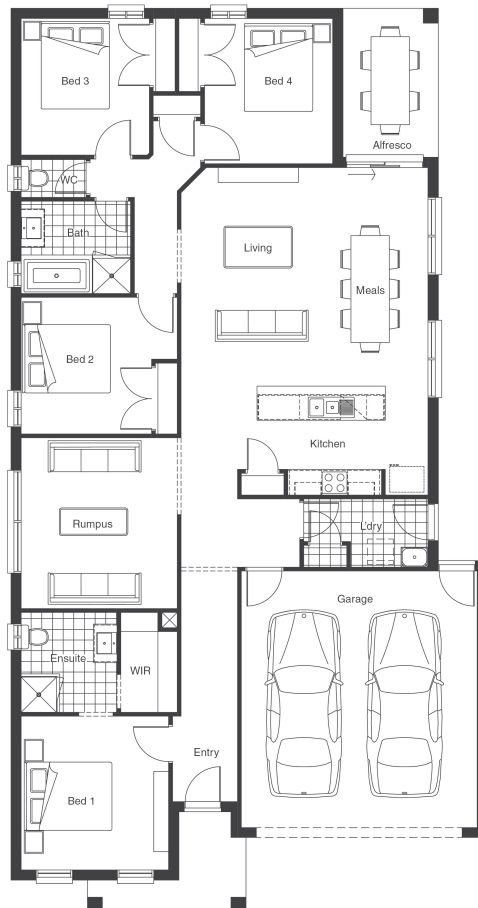
## YOUR LUXURY INCLUSIONS:

### ESSENCE INCLUSIONS

- Floor Coverings Throughout
- 2590mm High Ceilings
- Up To 20 LED down Lights
- Stone to Kitchen
- Stainless Steel Dishwasher
- Tiled Shower Bases
- Remote Controlled Garage Door
- Front Landscaping
- Colour Concrete Driveway (up to 30m<sup>2</sup>)
- Blinds to All Windows & Sliding Doors
- All Estate Developer Requirements
- OH&S and Council Requirements

- Rock Removal and Site Cost Allowance

ALL BACKED BY A GUARANTEED SITE START!



LOT WIDTH  
**12.5+**

SQUARES  
**23**

LIVING AREAS	
Living / Meals	5120 x 5780
Rumpus	4000 x 3650
Alfresco	3490 x 2230

BEDROOMS	
Bed 1	3600 x 3450
Bed 2	3200 x 3050
Bed 3	3200 x 3000
Bed 4	3400 x 3000

AREAS	
House Area	160.70m <sup>2</sup>
Garage	36.36m <sup>2</sup>
Porch	5.08m <sup>2</sup>
Alfresco	7.78m <sup>2</sup>

TOTAL AREAS	
<b>TOTAL AREAS</b>	<b>209.92m<sup>2</sup></b>
House Length	20420mm
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.

Call Rockwell Smith on 0409099662  
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