



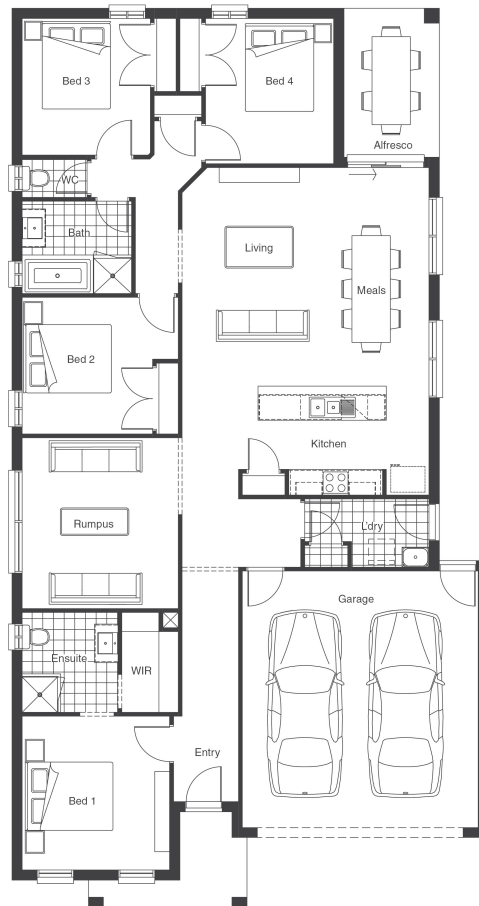
CARNELIAN

Lot 6263 Dawley Circuit, WERRIBEE - 400m²

YOUR LUXURY INCLUSIONS:

- Flooring throughout
- 900mm Stainless appliances incl. Dishwasher
- Evap. Cooling
- Flyscreen to all openable windows
- 20mm Stone to kitchen, bath & Ensuite
- LED Downlights
- Coloured Driveway
- OH&S and Council Requirements
- P Class slab
- Rock Removal
- Optic Fiber

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 ²
Garage	36.36m ²
Porch	5.08m ²
Alfresco	7.78m ²

TOTAL AREAS

TOTAL AREAS	209.92m²
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.