



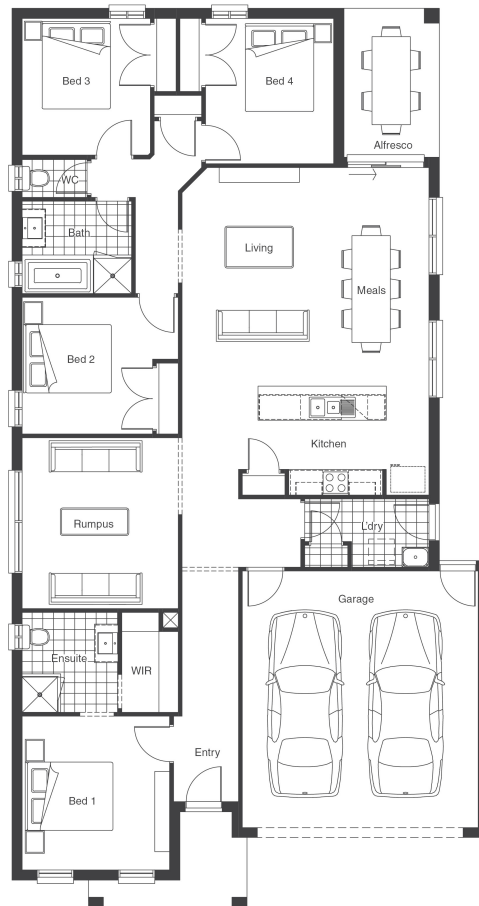
## CARNELIAN

Lot 6252 Dawley Circuit, WERRIBEE - 350m<sup>2</sup>

### 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 <sup>2</sup>
Garage	36.36m <sup>2</sup>
Porch	5.08m <sup>2</sup>
Alfresco	7.78m <sup>2</sup>

**TOTAL AREAS 209.92m<sup>2</sup>**

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.