



## Melrose 20

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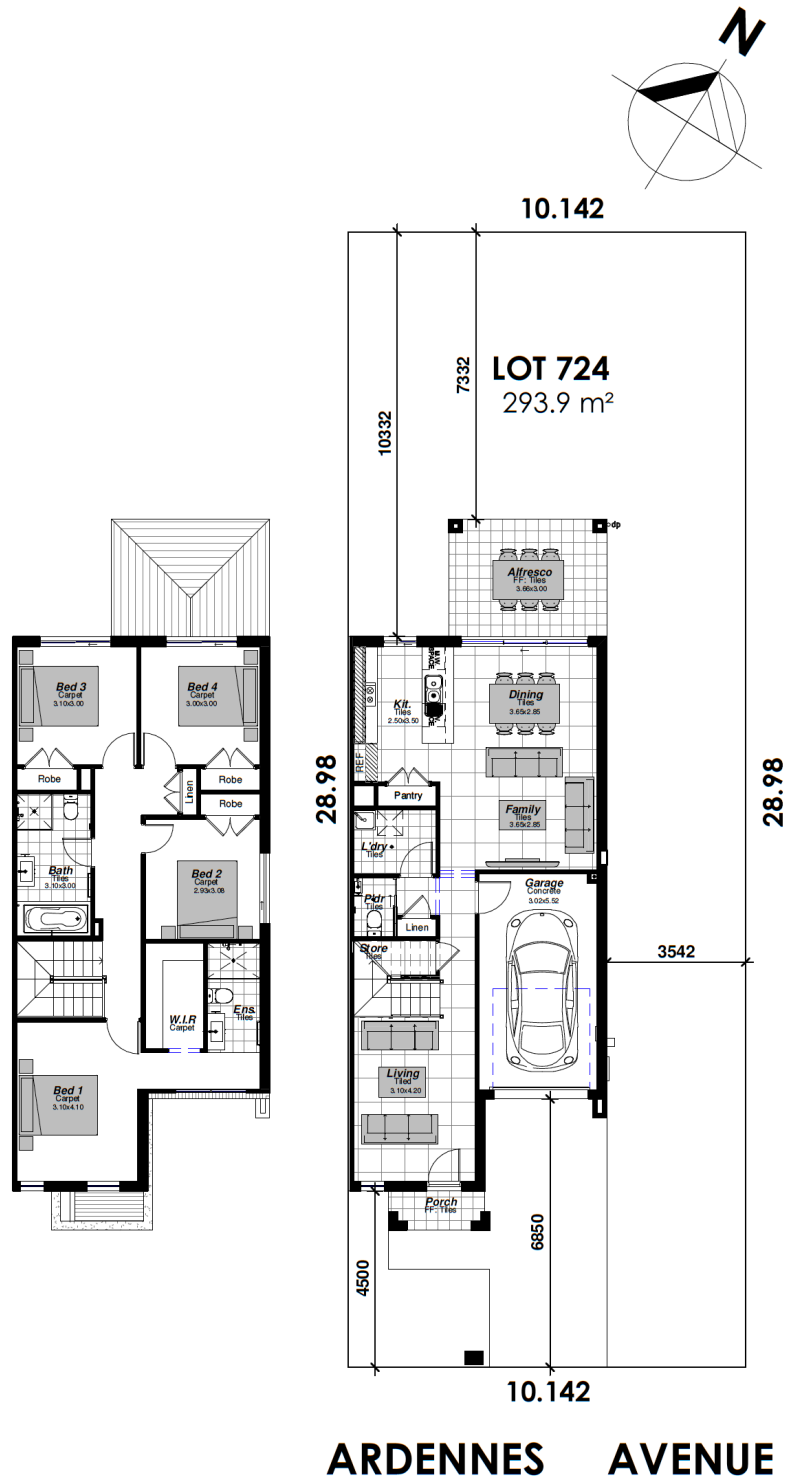
## Lot 724, Ardennes Avenue

Block Size: 293.9m<sup>2</sup> | House Size: 183.89m<sup>2</sup>

### Package Includes:

- Soft landscaping - turf and basic garden beds.
- Coloured on concrete driveway and path. (Where applicable)
- Face brick pier with built in letterbox.
- Fencing. (Estate design guidelines apply)
- Sarking to underside of roof tiles.
- 1x Split system air conditioner to main living.
- Remote control unit to garage door.
- Flyscreens to operable windows and sliding doors.
- Tiling and carpet throughout. (as per plan - Selection from standard range)
- Stone bench tops to kitchen - 20mm pencil edge.
- Stainless steel dishwasher.
- Vertical blinds to all windows and sliding doors. (Excl. wet areas)
- Alarm System.
- And much more...

Images and colours are shown for illustrative purposes and may not always represent the final product. The façade image is indicative only and may represent features that are not included.



Images and colours are shown for illustrative purposes and may not always represent the final product. The façade image is indicative only. Area, depth, width and layout may vary slightly depending on facade and site conditions. Some designs may require a split level or step-down subject to final site levels. Design and prices may be subject to conditions of developer and/or Council approval. Eaves may change due to Council condition and/or zero lot location. Land size is subject to change pending DA approval and land registration. Australian House and Land has the right to alter prices and inclusions without prior notice. All designs are copyright to Australian House and Land. Subject land is unregistered at the time of sale, all costs are to be confirmed following receipt of final contour survey, borehole report and confirmation of location of services, once registration is received.