



Epsom 240

\$704,841

**EXCLUSIVE TURNKEY 12033 Warralily - Boyd Street
Armstrong Creek 3217 VIC**

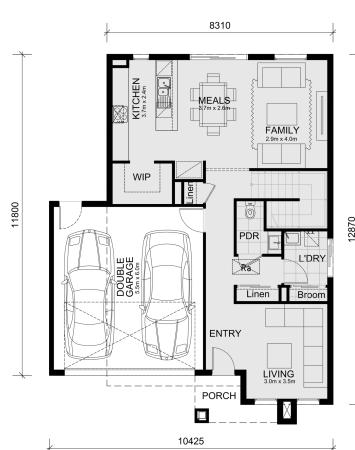
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Mimosa Homes Proudly Presents the Epsom 240

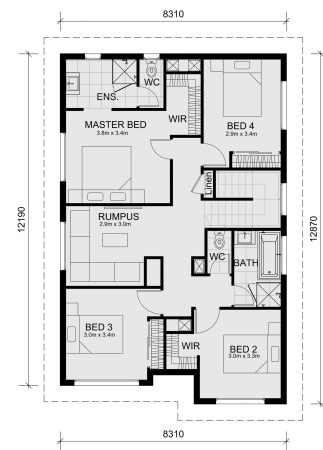
Mimosa Homes House and Land Package Includes:

- Letterbox, Clothesline, Driveway, Front Landscaping, Blinds
- Inclusive of site costs & connections with H1 class slab as per standard inclusions!
- 50 Year Structural Warranty!
- Quality floor coverings throughout entire home!
- Double Glazed Awning windows!
- 600mm S/S upright oven and cook top with S/S canopy rangehood!
- Pre Priced upgrades and more!

Images, facades and floorplans are for illustrative purposes only and may differ from the final product. Mimosa Homes may amend plans, specifications, inclusions and pricing without notice. All V Collection House & Land Packages are subject to a final siting and compliance assessment under the Small Lot Housing Code and relevant design guidelines. Buyers must not purchase land based on this package or information until a Mimosa Homes siting assessment confirms suitability. Additional factors such as PSI reports, site and soil conditions, neighbouring properties, easements and developer or council requirements may also affect the ability to construct the selected design. Mimosa Homes accepts no liability for land suitability or purchase...



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Area Details

Land Size: 297 sqm
Building Size: 222.6 sqm

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