

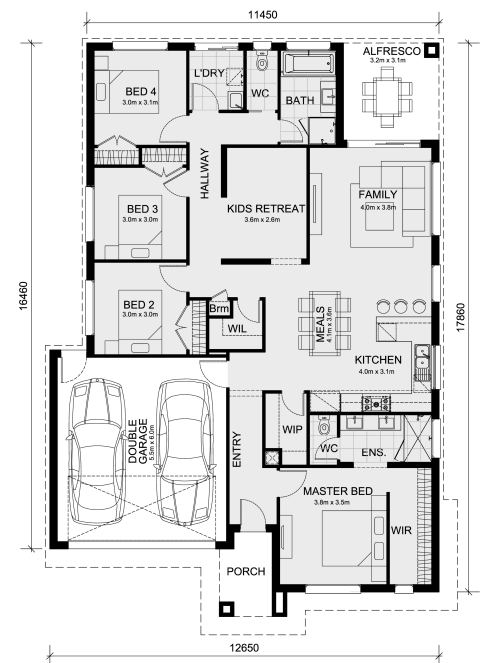


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## Lot 12 Mattana Estate Archie 260 MOUNT DUNEED VIC 3217

**Land Size: 392 m<sup>2</sup> House Size: 208 m<sup>2</sup>**

- Council and developer requirements
- 3.52kw photovoltaic solar system (battery ready) installed-Council and developer requirements\*Low profile roof tiles (Atura Range Only)
- 7 star energy with solar hot water!
- Double Glazed Windows Throughout
- \*Low profile Evaporative Cooling (up to 8 max points design specific) or 1 No Split System
- \*Fibre Optic Home Hub Enclosure (Includes conduit & Wiring run in)
- \*LED Downlights To Entire Home (18No.) in lieu of batten holders including porch and alfresco, excludes garage.
- \*40mm Vitrified Compact Surface Benchtop to Kitchen (in lieu of 20mm, excludes WIP, Essential Range only)
- \*20mm Vitrified Compact Surface Benchtop to Ensuite (Essential Range)
- \*20mm Vitrified Compact Surface Benchtop to Bathroom (Essential Range)
- \* 2700mm Ceiling Height
- \* Home Alarm System up to 3 Sensors
- â€¢Tiled Shower Base to Secondary Shower (Up to 900mm x 900mm. Design Specific)
- NB recessed Not Included
- \*600mm single towel rails or rings & toilet roll holders (...)



# \$682,019

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