

LOT 1613 Mighty Road (Kingsfield Estate) **SUNBURY VIC 3429**

Land Size: 400 m² House Size:314 m²

The Balmoral 339 House and Land Package!

Featuring a generous open plan family & amp; meals, large open kitchen with a butlers pantry, theatre room and a separate guest suite with its own bathroom and robe on the ground floor, while still allowing for 3 bedrooms, retreat and a generous master suite on the first floor.

This 7 Star Energy Home includes:

- Solar Panels
- Reversed Cycle Air conditioning
- Electric Boosted Solar Hot Water System
- 900mm Kitchen Appliances with optional Induction Cooktop or Built in Gas Cooktop
- Fibre Optic Provision
- LED Downlights to Entire Home
- Home Alarm System
- Stone benchtop to Kitchen, Ensuite, Bathrooms, Butler's Pantry & amp; Powder Room
- 800mm wide Laundry Cabinet with 32mm Benchtop
- Higher Ceilings 2590mm with Brick Infills
- Microwave Trimkit & amp; Dishwasher
- Flyscreens to All Openable Windows







FIRST FLOOR PLAN

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DISCLAIMER: Land availability and pricing is subject to the development availability. Mimosa Homes reserves the right to amend specifications and price without notice. All plans and facades are indicative concepts only, and are not intended to be accurate depictions of the building, fencing, paths, driveways or landscaping and are not necesarily to scale. All dimensions are approximate (refer to working drawings). Packages prices are based on standard facades and standard inclusions