



# Montrose 182

**\$673,765**

**Lot 3304 Burnbank Parade - Smiths Lane Estate Clyde North  
3978 VIC**



## Mimosa Homes Proudly Presents the Montrose 182

Mimosa Home & Land – True Value!

Enquire with Adam today on 0439 779 909

The Montrose 182 is packaged with a 312 m<sup>2</sup> lot facing west in Smiths Lane Estate in Clyde North.

- Confidence: 50-Year Mimosa Homes Structural Warranty
- The package price includes a rebate and is subject to change.
- Fixed site costs
- Gas connection fee
- Recycled water ilo solar
- 90 mm pipe under driveway
- BAL 12.5 if required
- Timber-Look Laminate, Carpet, and Floor Tiles
- Quick-slide robe doors
- Internal garage access with 2 garage door remotes
- 7-star energy rating, gas heating, and a hot water unit
- 2 TV points, 2 phone/data points. Towel & toilet roll holders
- Termite Management System—Part A (slab), Part B (external)
- Eligible first-time home buyers can take advantage of no stamp duty and a \$10,000 government grant.

### Disclaimer:

All plans & facades are provided for illustrative purposes only & are subject to change. Mimosa Homes reserves the right to modify plans, specifications & prices without prior notice. Package prices are based on a standard facade, standard inclusions & the availability of suitable land. Some developer or estate

r...

### Area Details

Land Size: 312 sqm  
Building Size: 167.2 sqm

Contact: Adam Keleher  
Phone: 0439 779 909  
adamk@mimosahomes.com.au

[www.mimosahomes.com.au](http://www.mimosahomes.com.au)

