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  2
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## Lot 3491 Sketches Way Mambourin 3024 VIC

**Land Size: 221 m<sup>2</sup> House Size: 215.5 m<sup>2</sup>**

\* Mimosa Homes New Added Value Inclusions:

- Inclusive of site costs & connections with H1 class slab as per standard inclusions!
- 50 Year Structural Warranty!
- Colorbond Steel Roof
- Quality floor coverings throughout entire home!
- Double Glazed Awning windows!
- 2590mm ceiling height to ground floor only!
- 600mm S/S upright oven and cook top with S/S canopy rangehood!
- Stainless steel Dishwasher
- 7 star energy!
- Turnkey Pack + Cool & Comfort Pack!
- Pre Priced upgrades and more!

CALL BUILDER DIRECT on 0414 416 828

All plans and facades are indicative only and may change. Mimosa Homes may amend plans, specifications, and prices without notice. Package prices are based on a standard facade, standard inclusions, and suitable land availability, excluding developer/estate requirements. Facade and inclusion images may show non standard items not included in the price. Dimensions are approximate. Landscaping, fencing, decking, plan...



# \$619,325

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