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## Lot 401 Peppermint Gum Road - Harli Estate Cranbourne West 3977

**VIC**

**Land Size: 338 m<sup>2</sup> House Size: 167.2 m<sup>2</sup>**

The Montrose 182 and 338 sqm of land facing east are located at Harli Estate, Cranbourne West.

- \* Confidence: 50-Year Mimosa Homes Structural Warranty
- \* Fixed site costs, including BAL 12.5
- \* Timber-look laminate, carpet, and floor tiles
- \* 2,550mm high ceilings
- \* Stone benchtops â€" kitchen, ensuite & bathroom
- \* 900mm oven, cooktop & rangehood (600mm for homes &lt; 20 sq)
- \* Microwave with trim kit & Dishwasher
- \* Semi-floating vanities (Double to Ensuite) & Tiled shower bases
- \* Quick-slide robe doors
- \* LED downlights throughout, external lights & garage strip light
- \* Internal garage access with 2 Garage door remotes
- \* Flyscreens to windows & obscure-glazing to ensuite & bathroom
- \* 7-Star energy rating. Heating. Hot Water Unit.
- \* Concrete flooring in alfresco. 3-coat paint system for walls.
- \* 2 TV points, 2 phone/data points. Towel & toilet roll holders included
- \* Termite Management System â€" Part A (slab), Part B (external)
- \* Occupational Health & ...



# \$738,810

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