

Fixed Price House & Land Package



Lexington 2212

Luxury Facade

Images shown are for illustrative purposes



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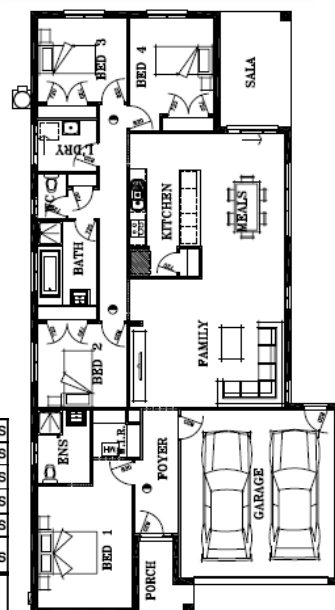
\$542,528.00

**Lot 50 Cobble Street, Ambervue Estate,
Melton South (406m²)**

- Floor Coverings to Entire Home
- Blinds & Flyscreens to openable windows
- Panel Lift Garage Door with Remote
- Toilet Roll & Towel Rail Holders
- Security Alarm system
- Letterbox & Clothesline
- Colour through concrete driveway
- Fencing to side & rear boundary
- Council & OH&S Requirements
- Front & Rear Landscaping
- Gas ducted heating



Ground Floor:	157.57	sq.m	16.96	sqs
Subtotal:	157.57	sq.m	16.96	sqs
Porch:	4.58	sq.m	0.49	sqs
Garage:	36.69	sq.m	3.95	sqs
Alfresco:	10.40	sq.m	1.12	sqs
Total Area:	209.24	sq.m	22.52	sqs
House:	LEXINGTON_2212			



SIMONDS
THE GREAT AUSTRALIAN BUILDER

Images shown are for illustrative purposes and may not represent the final product. Prices are based on availability and price of land. Simonds reserves the right to alter any price or substitute any home without prior notice. All house and land packages are subject to developers approval. In the event that a Homesite does not have Survey Pegs in place to identify lot boundary then an additional charge will be added to the cost of the house.