



# IMPERIAL

Lot 3402 Lucknow Drive, BEVERIDGE - 490m<sup>2</sup>

## YOUR LUXURY INCLUSIONS:

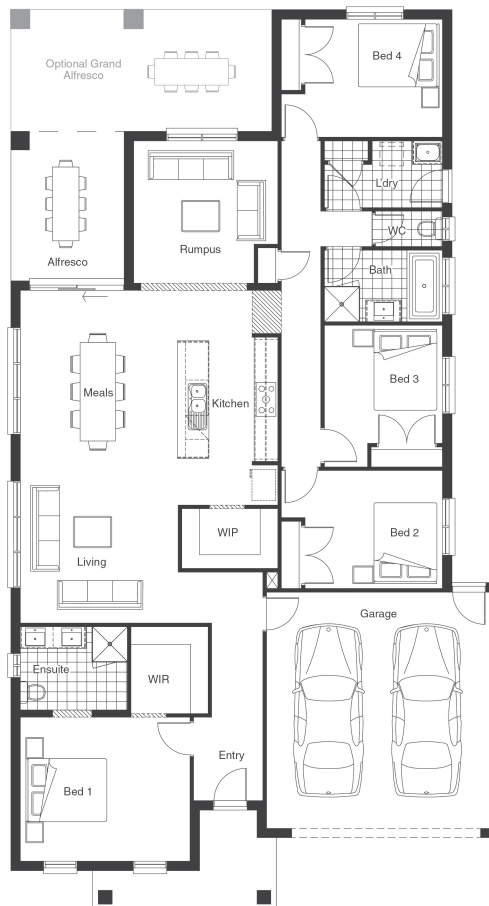
### PREMIUM INCLUSIONS

- Floor Coverings Throughout
- 2590mm High Ceilings
- LED Down Lights Throughout
- Grand Designed Kitchen
- Stone to Kitchen, Bathroom & Ensuite
- 900mm ILVE Appliances inc. Dishwasher
- Tiled Shower Bases
- Brick Infills Above Windows
- Remote Controlled Garage Door.
- All Estate Developer Requirements
- OH&S and Council Requirements

- Rock Removal and Site Cost Allowance

Granvue New Home Helper \$10,000 Grant!

ALL BACKED BY A GUARANTEED SITE START!



LOT WIDTH

**14.0+**

SQUARES

**25**

### LIVING AREAS

Living	4430 x 4010
Meals	4030 x 4010
Rumpus	3620 x 3660
Alfresco	3800 x 2880

### BEDROOMS

Bed 1	3660 x 4310
Bed 2	3000 x 3490
Bed 3	3000 x 3000
Bed 4	3000 x 3490

### AREAS

House Area	176.69m <sup>2</sup>
Garage	38.30m <sup>2</sup>
Porch	7.34m <sup>2</sup>
Alfresco	10.94m <sup>2</sup>

### TOTAL AREAS

<b>TOTAL AREAS</b>	<b>233.27m<sup>2</sup></b>
House Length	22880mm
House Width	12400mm

^ 1. Price does not include \$10,000 First Home Owner Grant (FHOG) saving amount available to eligible first home buyers. 2. Granvue Homes reserves the right to change prices or terminate package without notice. 3. Includes allowance of up to 12.5 Bush fire attack level if required. 4. Subject to Land Developers Review Panel approval. 5. Price includes any current promotions, standard home design and standard facade option. Upgraded Facades not included. 6. Pricing may vary due to availability of land, increase in land prices or developer or council guidelines. Although measures have been taken to include prime costs, Granvue Homes makes no guarantees or assurances that site costs, developer or bush fire requirements are accurate at the time of publication. NB. For specific details on home inclusions as part of this package please refer to the applicable Granvue Homes inclusion sheet or ask a sales consultant for more details. This house and land package is yet to be constructed.