

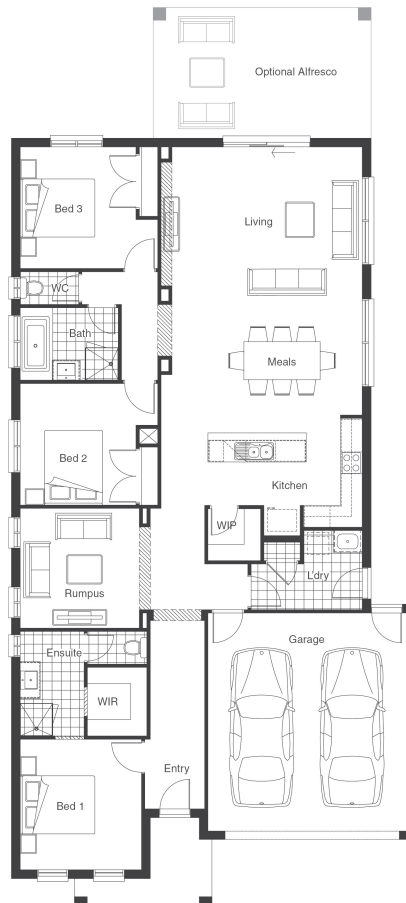


## OPAL

Lot 6328 Crawley Rise, WERRIBEE - 400m<sup>2</sup>

### YOUR LUXURY INCLUSIONS:

- Evaporative Cooling
- Coloured Concrete Driveway (up to 30m<sup>2</sup>) and path to porch
- 2590mm High Ceilings
- Up to 20 LED downlights
- Your choice of timber look flooring or tiles and carpet to bedrooms
- Holland Blinds
- 20mm Stone to kitchen, bath & ensuite
- Remote Controlled Garage Door
- Tiled shower bases
- Gas ducted heating
- Rock Removal and site cost Allowance
- All estate developer requirements
- OH&S and Council Requirements
- Front Landscaping Rebate



LOT WIDTH

**12.5+**

SQUARES

**22**

#### LIVING AREAS

Living Room	5540 x 4340
Meals	5540 x 3050
Rumpus	3280 x 3300

#### BEDROOMS

Bed 1	3340 x 3600
Bed 2	3190 x 3350
Bed 3	3190 x 3350

#### AREAS

House Area	165.50m <sup>2</sup>
Garage	37.18m <sup>2</sup>
Porch	5.86m <sup>2</sup>

#### TOTAL AREAS 208.54m<sup>2</sup>

House Length	21250mm
House Width	11150mm

^ 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.