

FIXED PRICE HOUSE AND LAND PACKAGE



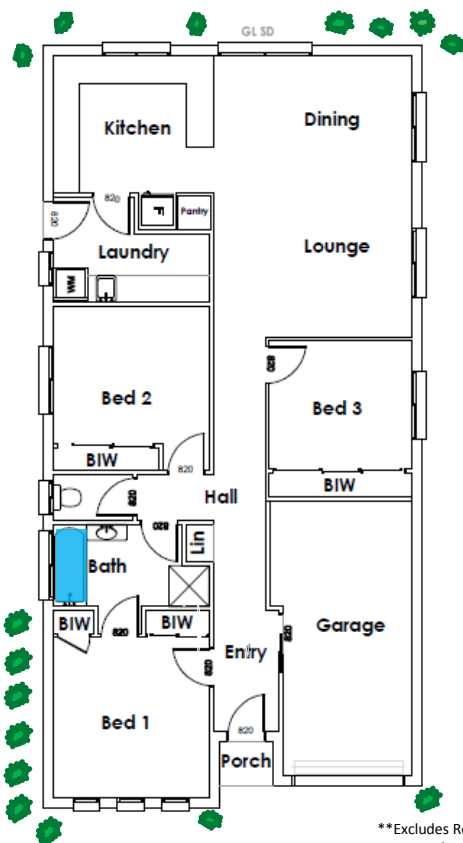
The Horsley (15.1sq) 3/Bedrooms 1/Bathroom 1/Car Garage

2007 Cortona Grange, Mernda

Now Only \$317,499* (inc. \$20,000 FHOG)

Package Includes

- 2 phone points, including conduit for Telstra
- Plans and engineering computations
- Stainless steel oven, cooktop & range-hood
- Carpet to floor areas
- Tiling to bathroom floors and splash-backs
- Garage door with twin remotes
- Minimum 6 star rating
- Aluminium windows with flyscreens
- Colour choice of roof tiles and bricks
- Council and OH&S requirements
- Fixed Price Site Costs **
- Ducted gas heating and cooling
- Concrete driveway to 7m
- Water and electricity connection fees



Contact: 9842-4806
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Affordability with Style

**Excludes Rock removal, Excludes slopping site, location and siting to be approved, no legal fees included. Berstan Homes reserves the right to alter prices and specifications without notice. *Excludes compliance to any applicable bushfire regulations.