

# FIXED PRICE HOUSE AND LAND PACKAGE



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

2034 Cortona Grange, Mernda

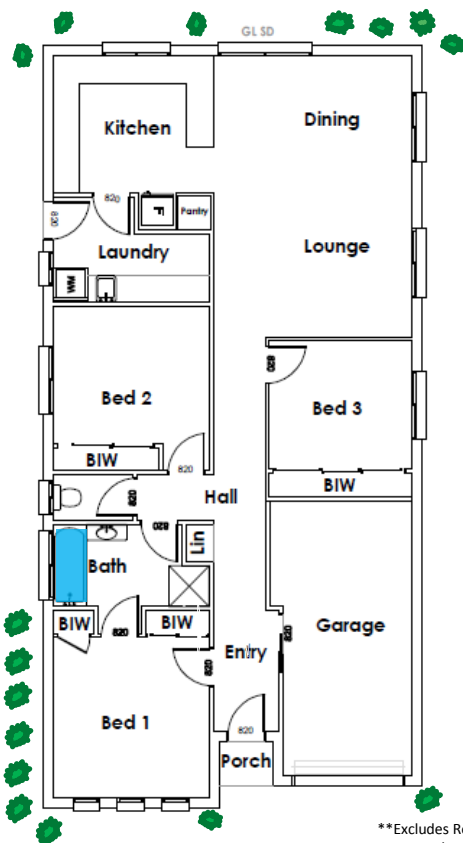
**Now Only \$319,499\*** (inc. \$20,000 FHOG)

### 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  
Mobile: 0408 351 226



*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.