



ORBIT HOMES

FIXED PRICE H&L PACKAGE



12 MONTHS PRICE FREEZE & FIXED SITE COSTS

28sq



\$851,791

## Caulfield 256 (Manhattan)

Lot 70A, Diamond Drive  
Yarrabilba Estate, Yarrabilba

Land Size: 672m<sup>2</sup>

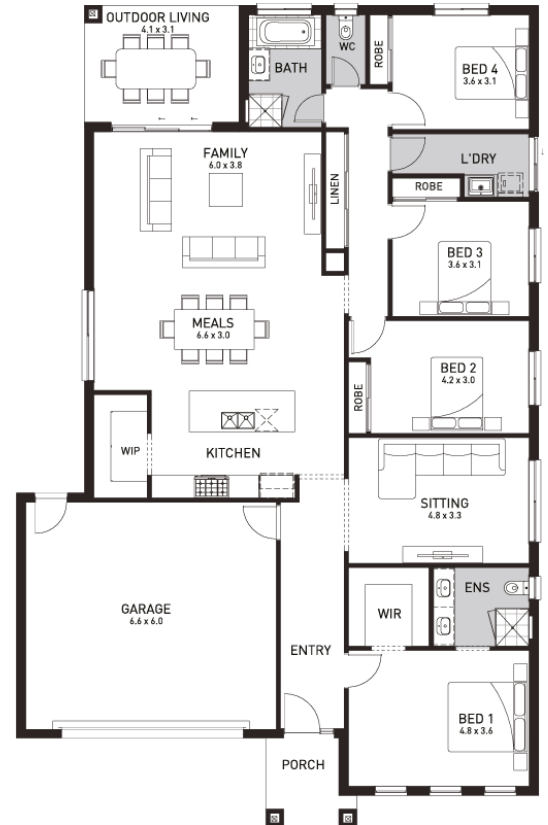
### Inclusions:

- Ducted Air Conditioning throughout
- Ceiling Fans to all Bedrooms & Outdoor Living
- Caesarstone bench tops to kitchen, bathroom & laundry
- 1200mm wide Front Entry Door
- Colorbond Roof & Steel Frame, including Sarking
- 2700mm Ceiling Height throughout
- 600mm x 600mm Tiles to Common Areas
- Carpet to Bedrooms & MPR
- Choice of 13 Facades (Upgraded Façade included)
- 900mm SMEG Kitchen Appliances
- Exposed aggregate concrete paving to Driveway (50sqm)
- Exposed engineered concrete slab to Outdoor Living (Tiling included)
- Roller Blinds, Letterbox & Clothesline
- Aluminum Flyscreens to all windows & sliding
- Alfresco Doors
- 6.6kW Solar PV system
- 12 Months Price Freeze Guarantee

Contact: **Brendan Lee**

✉ [brendan.lee@orbithomes.com.au](mailto:brendan.lee@orbithomes.com.au)

M 0488 093 381



Orbit Homes Australia Pty Ltd • CDB-U 50505 • Orbit Homes Queensland Pty Ltd QBSA LIC 716019 • Facade illustrations are used as a guide only, excludes some feature material. Internal photographs are for visual purposes only. Upgraded fixtures, fittings and design items may be shown, these can be selected at additional costs, please refer to a sales consultant for further information. Price excludes timber floors, dishwasher, decks, pergolas and BBQs. Customer connection fees to power and telephone not included. Prices subject to change without notice. Progress payments on construction. Refer to display extras list for optional extras. Not too be used with any other offer. Package pricing excludes stamp duty and costs. Fixed slab and site costs excludes Re-establishment Survey, Retaining Walls, Screw Piles, Build over Easement applications, Sewer Tie Cutback (if required), N3 or N4 Wind Rating, Tree Removal, Footpath and Crossover repairs, Traffic Management. Excludes excavation and removal of any rock, deep sewer connections and re-pegging to block, if required. House and land package total price may include developer incentives & rebates and any builder referral fees at the time of issue. Developer incentives & rebates and any builder referral fees may be withdrawn at any time to the discretion of the land developer. Landscaping, Fencing, BAL & Acoustic requirements are included as Allowance Only in all packages. Please refer to a Sales Consultant for further information on these items.



Land price = \$451,000 | Date created 10/10/2024 | Valid for 60 days.

# YARRABILBA ESTATE

Orbit Homes Display Centre  
Yarrabilba, Queensland

