



ORBIT HOMES

FIXED PRICE H&L PACKAGE



22sq



\$757,677

### Malvern 23B (KOBE )

Lot 505, Melrose Circuit  
Aspect, Mernda

Land Size: 389m<sup>2</sup>

#### Inclusions:

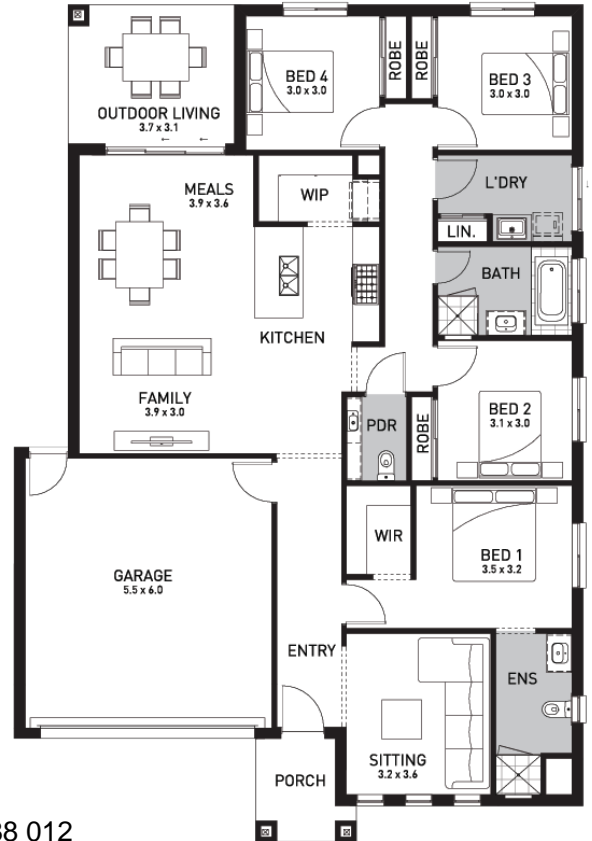
- 7 Star energy rating + NCC requirements
- Solar PV system
- 12-month maintenance period
- Fixed Price Site Costs, Developer & Council Requirements
- Double Glazed Windows + Doors
- 2550mm High Ceilings Throughout
- Downlights Throughout
- SMEG Kitchen Appliances & Dishwasher
- Quality Floor Coverings throughout
- Concrete to Driveway and Porch (up to 35sqm)
- and all other Orbit Homes Premium 2024 Inclusions



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Land price = \$395,000 | Date created 23/10/2024 | Valid for 60 days.