



ORBIT HOMES

FIXED PRICE H&amp;L PACKAGE

**\$792,210**

## Caulfield 23A (NOVA)

Lot 223, Pitchstone Circuit  
Elana Place, Epping

Land Size: 350m<sup>2</sup>

### Inclusions:

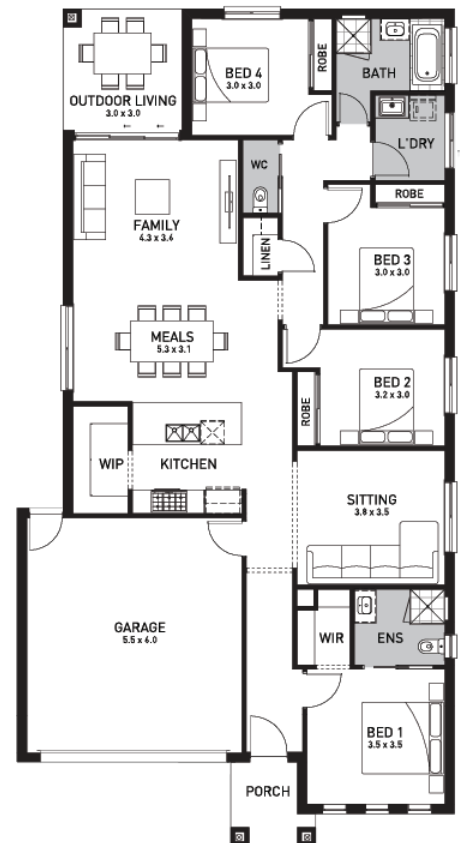
- 7 Star energy rating + NCC requirements
- Solar PV system
- 12-month maintenance period
- Fixed Price Site Costs, Developer & Council Requirements
- Double Glazed Windows + Doors
- 2550mm High Ceilings Throughout
- Downlights Throughout
- SMEG Kitchen Appliances & Dishwasher
- Quality Floor Coverings throughout
- Concrete to Driveway and Porch (up to 35sqm)
- and all other Orbit Homes Premium 2025 Inclusions

**Elana Place**  
EPPING

**Contact: Gerard Vitolo**

E [gerard.vitolo@orbithomes.com.au](mailto:gerard.vitolo@orbithomes.com.au)

M 0425 731 098



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Land price = \$440,000 | Date created 05/02/2025 | Valid for 60 days.

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# PEPPERCORN HILL ESTATE

Orbit Homes Display Centre

**Donnybrook, Victoria**

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HOMES

