



ORBIT HOMES

FIXED PRICE H&amp;L PACKAGE

**\$919,433**

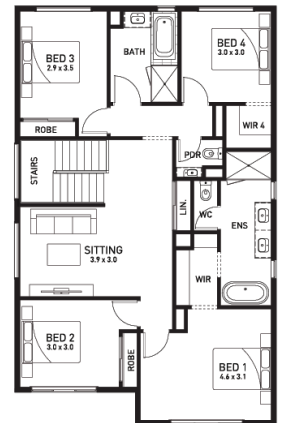
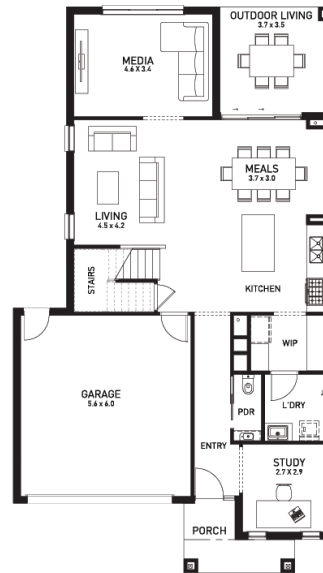
## Balwyn 30 (URBAN COASTAL)

Lot 512, Argyle Drive  
Aspect, Mernda

Land Size: 392m<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
- Timber Staircase
- Butler's Pantry Fitout to Walk in Pantry
- SMEG Kitchen Appliances & Dishwasher
- Quality Floor Coverings throughout
- Concrete to Driveway and Porch (up to 35sqm)



Contact: John Calpo

E [john.calpo@orbithomes.com.au](mailto:john.calpo@orbithomes.com.au)

M 0404 550 551

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 upgrades such as but not limited to feature stone and tiles, Refer to facade guide for standard inclusions. Images used 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 or to upgrades book for optional extras. Any allowances included for fencing and landscaping are to be completed by customer after handover. Customer connection fees to power and telephone not included. Prices subject to change without notice. Not to be used with any other offer. Progress payments on construction. Excludes stamp duty and costs. 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 Developer incentives & rebates and any builder referral fees may be withdrawn at any time to the discretion of the land developer.

Land price = \$430,000 | Date created 03/04/2025 | Valid for 60 days.

**Orbit  
HOMES**

# AURORA ESTATE

Orbit Homes Display Centre  
**Wollert, Victoria**

**Orbit**  
HOMES

