



ORBIT HOMES

FIXED PRICE H&L PACKAGE



16sq



\$576,948

## Ascot 17 (SOUTHAMPTON)

Lot 209, Southerly Drive  
Aspect, Mernda

Land Size: 263m<sup>2</sup>

### Inclusions:

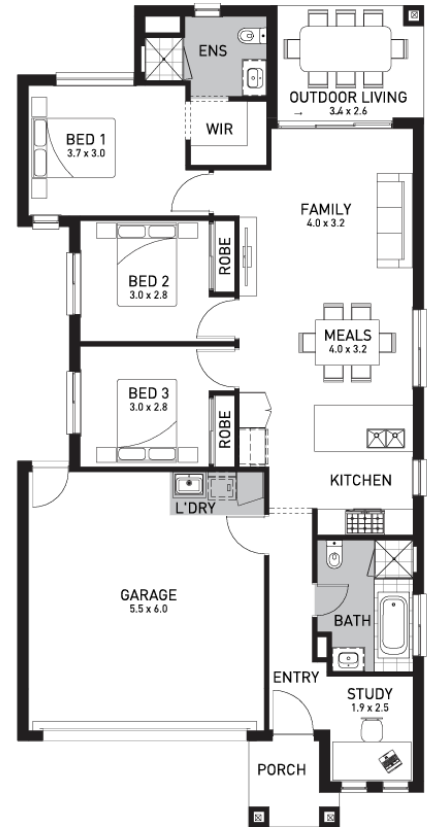
- 7 Star energy rating + NCC requirements
- Solar PV system
- 12-month maintenance period
- Fixed Price Site Costs, Developer & Council Requirements
- Double Glazed Windows + Doors
- 2550mm High Ceilings Throughout
- Downlights Throughout
- SMEG Kitchen Appliances & Dishwasher
- Quality Floor Coverings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



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Land price = \$279,000 | Date created 09/04/2025 | Valid for 60 days.

# BOTANICAL ESTATE

Orbit Homes Display Centre  
Mickleham, Victoria

