



ORBIT HOMES

FIXED PRICE H&amp;L PACKAGE

**\$733,834**

## Caulfield 23A (NEWPORT)

Lot 707, Hallray Road  
Merrifield, Mickleham

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

### Inclusions:

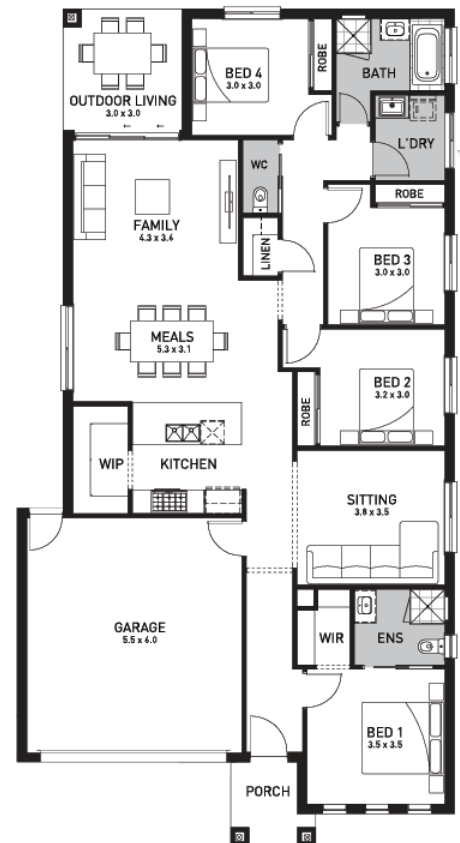
- 7 Star energy rating + NCC requirements
- Solar PV system
- 12-month maintenance period
- Fixed Price Site Costs, Developer & Council Requirements
- Double Glazed Windows + Doors
- 2550mm High Ceilings Throughout
- Downlights Throughout
- SMEG Kitchen Appliances & Dishwasher
- Quality Floor Coverings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



**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 = \$389,000 | Date created 09/05/2025 | Valid for 60 days.

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# BOTANICAL ESTATE

Orbit Homes Display Centre

**Mickleham, Victoria**

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