



ORBIT HOMES

FIXED PRICE H&L PACKAGE

**\$796,411**

Caulfield 23A (NOVA)

Lot 120, Banrock Court
The Grange Waurn Ponds, Waurn
Ponds

Land Size: 406m²

Inclusions:

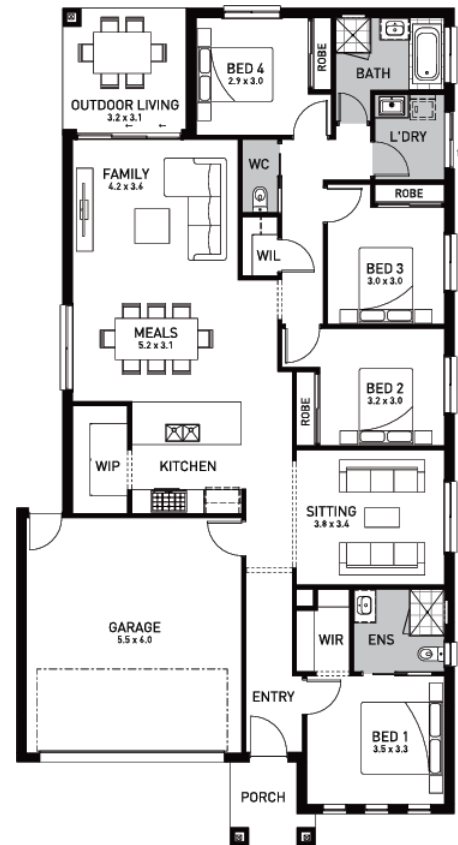
- 7 Star energy rating + Solar PV system
- 12-month maintenance period
- Fixed Price Site Costs, Developer & Council Requirements
- Double Glazed Windows + Doors
- 2550mm High Ceilings Throughout
- Downlights Throughout
- SMEG Kitchen Appliances & Dishwasher
- Quality Floor Coverings throughout
- Concrete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



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Land price = \$426,000 | Date created 09/10/2025 | Valid for 60 days.

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SANCTUARY SPRINGS

Orbit Homes Display Centre
Leopold, Victoria

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