



ORBIT HOMES

FIXED PRICE H&amp;L PACKAGE



23sq



4



2



2



2

\$895,215

## Merrivale 23 (NOVA)

Lot 106, Tidal Street  
Ocean Grand, Ocean Grove

Land Size: 490m<sup>2</sup>

### Inclusions:

- Full Electric Home including ducted reverse cycle heating/cooling
- 7 Star energy rating + Solar PV system
- Fixed Price Site Costs, Developer & Council Requirements
- Alarm, CCTV system & Video Doorbell
- Double Glazed Windows + Doors
- 2700mm High Ceilings throughout
- 2340mm high doors throughout
- Butlers Pantry with Sink
- Downlights Throughout
- Floor to ceiling tiles to Ensuite
- SMEG Kitchen Appliances & Dishwasher
- Quality Floor Coverings throughout
- Timberlook Garage door
- 12-month maintenance period

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Land price = \$485,900 | Date created 07/01/2026 | Valid for 60 days.

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# SANCTUARY SPRINGS

Orbit Homes Display Centre  
**Leopold, Victoria**

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