



ORBIT HOMES

FIXED PRICE H&amp;L PACKAGE

**\$775,597**

## Merrivale 23 (Kobe )

Lot 11571, Newman Circuit  
Warralily, Armstrong Creek

Land Size: 392m<sup>2</sup>

### Inclusions:

- 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 = \$395,000 | Date created 09/01/2026 | Valid for 60 days.

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# SANCTUARY SPRINGS

Orbit Homes Display Centre  
**Leopold, Victoria**

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HOMES

