



ORBIT HOMES

FIXED PRICE H&amp;L PACKAGE

**\$827,112**

## Caulfield 23 (PORTO )

Lot 17, Coffee Rocks Drive  
Leopold Green, Leopold

Land Size: 453m<sup>2</sup>

### Inclusions:

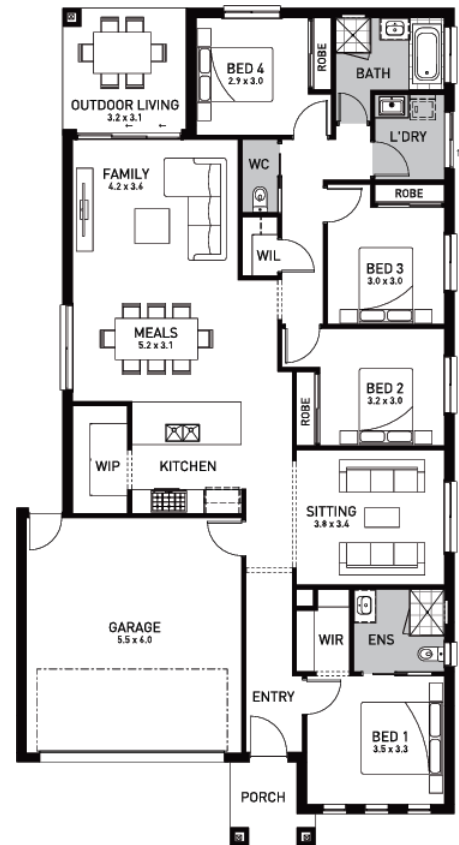
- 7 Star energy rating + Solar PV system
- Fixed Price Site Costs, Developer & Council Requirements
- Alarm, CCTV system & Video Doorbell
- Double Glazed Windows + Doors
- 2700mm High Ceilings + 2340mm high doors throughout
- Butlers Pantry with Sink
- Downlights Throughout
- Floor to ceiling tiles to Ensuite
- SMEG Kitchen Appliances & Dishwasher
- Quality Floor Coverings throughout
- Timberlook Garage door



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Land price = \$445,000 | Date created 23/01/2026 | Valid for 60 days.

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# SANCTUARY SPRINGS

Orbit Homes Display Centre  
**Leopold, Victoria**

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