



ORBIT HOMES

FIXED PRICE H&L PACKAGE

**\$762,160**

Merrivale 23 (MANHATTAN)

Lot 11953, Caspian Crescent
Warrailly, Armstrong Creek

Land Size: 392m²

Inclusions:

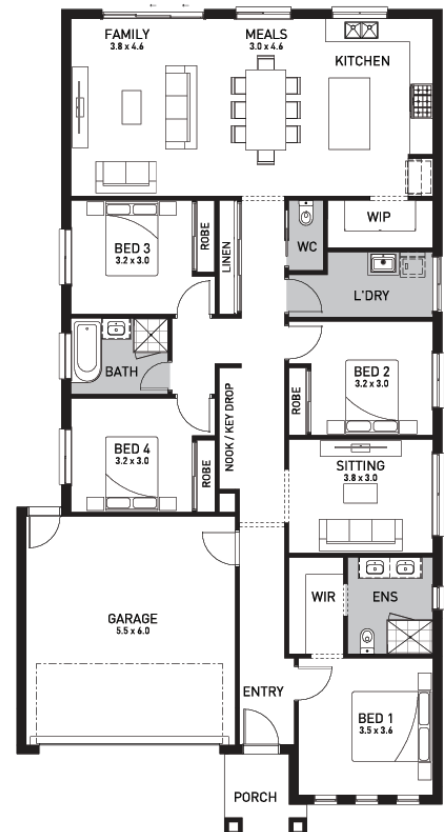
- Prestige Collection inclusions (2026)
- 7 Star energy rating + Solar PV system
- Fixed Price Site Costs, Developer & Council Requirements
- Alarm, CCTV system & Video Doorbell
- Double Glazed Windows + Doors
- 2700mm High Ceilings + 2340mm high doors throughout
- Butlers Pantry with Sink
- Downlights Throughout + Floor to ceiling tiles to Ensuite
- SMEG Kitchen Appliances & Dishwasher
- Quality Floor Coverings throughout



Contact: James Hill

E james.hill@orbithomes.com.au

M 0458 588 078



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Land price = \$398,000 | Date created 06/02/2026 | Valid for 60 days.

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SANCTUARY SPRINGS

Orbit Homes Display Centre
Leopold, Victoria

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