



ORBIT HOMES



Evaporative Cooling Included

14.8sq



\$354,500

### CARLTON 137 (MANHATTAN FAÇADE)

Lot 1207 Samuel Road MELTON (Seventh Bend Estate)  
Land Size 213m2

#### Inclusions:

- FIXED site costs including all developer & council requirements
- 3 Coat Paint Application
- 450mm Eaves to Façade
- Sectional Panelift Garage Door (including Remote Control)
- Stainless Steel Appliances
- Tiled Shower Bases
- Coloured concrete driveway & Outdoor Living (if applicable)
- Quality floor coverings throughout
- BAL 12.5 requirements (if required)
- 25 Year Structural Guarantee



Contact: Sumit Sondhi

E [sumits@orbithomes.com.au](mailto:sumits@orbithomes.com.au)

M 0430 436 159

Orbit Homes Australia Pty Ltd • CDB-U 50505 Facade illustrations are used as a guide only, excludes feature stone and tiles. Internal photographs are for visual purposes only. Upgraded fixtures, fittings and design items may be shown, these can be selected at additional costs, please refer to a sales consultant for further information. Price excludes timber floors, dishwasher, landscaping, decks, pergolas and BBQs. Customer connection fees to power and telephone not included. Prices subject to change without notice. Progress payments on construction. Refer to display extras list for optional extras. Not too be used with any other offer. Excludes stamp duty and costs. Land contract with developer. Excludes excavation and removal of any rock, deep sewer connections and re-pegging to block, if required.

Land price = \$169,000 | Date created 07/10/2019 | Valid for 60 days.



FIXED PRICE H&L PACKAGE