

**LOT 319
DARK FACADE**





“A HAND-PICKED PACKAGE IN PAKENHAM'S PREMIER ESTATE THAT MARRIES FLEXIBLE SPACE, A BEAUTIFUL ASPECT AND GREAT AMENITY.”

KEY FEATURES

- + FULL TURNKEY PACKAGE SO OCCUPIERS CAN MOVE STRAIGHT IN
 - + FIXED PRICE INCLUDES SITE COSTS
 - + MULTIHEAD SPLIT SYSTEM TO LIVING AND MASTER BEDROOM
 - + WALL PANEL HEATERS TO REMAINING BEDROOMS
 - + BLOCK OUT HOLLAND BLINDS TO ALL WINDOWS
 - + QUALITY CARPET, AND TIMBER-LOOK LAMINATE FLOATING FLOOR THROUGHOUT DWELLING WITH TILED FLOOR TO WET AREAS
 - + LANDSCAPED FRONT AND REAR GARDENS, CONCRETE DRIVEWAY, FENCING AND PATHS
-

LOT NUMBER

319

Maple Grove Estate, PAKENHAM

FULL TURNKEY PACKAGE PRICE

\$639,000

House Price: \$495,000
Land Price: \$144,000

AREA

186m²/108m²

House Land

TITLE DATE

Q1 2026

THE INCLUSIONS

PRE-CONSTRUCTION

- + Soil report and Feature Survey
- + 7 Star Energy Report
- + Building Permit
- + Statutory Warranty Insurance +
- + 90-day maintenance

EXTERNAL INCLUSIONS

- + Architecturally designed facade
- + Rendered Autoclaved Aerated Concrete panels to lower floor walls(design specific)
- + Rendered Board Foam Panel Cladding to first floor walls (design specific)
- + Total of 2 garden taps: 1 at meter location- 1 attached to dwelling
- + Colorbond metal roof
- + Colorbond fascia, gutter and downpipes

KITCHEN INCLUSIONS

- + 600mm induction cooktop
- + 600mm dishwasher
- + 600m multifunction oven
- + 20mm reconstituted stone benchtop with 40mm polished edge to kitchen
- + Brushed nickel mixer tap

INTERNAL INCLUSIONS

- + Carpet to bedrooms and robes
- + Ceramic wall tiles to bathroom and ensuite
- + Ceramic floor tiles to wet areas including tiled skirt
- + Ceramic wall tiles to kitchen and laundry
- + 8mm laminate timberlook floating floor system to kitchen and living areas
- + Blockout roller blinds to windows
- + Provide multihead split system(s) to living & master bedroom
- + 2400mm ceiling height to lower floor
- + 2550mm ceiling height to upper floor +
- Double power points throughout (refer to plan for locations)
- + Television and telephone/data points
- + LED down lights to living areas (Batten lights to remaining areas)

BATHROOM / ENSUITE/ WC INCLUSIONS

- + 20mm reconstituted stone benchtop with 20mm polished edge to vanities
- + Acrylic bath tub
- + Brushed nickel mixer tap to basins
- + Tiled showerbases to lower floor only (design specific)

TURN KEY

- + Clothesline
- + Letterbox
- + Television antenna
- + Landscaping to front and rear yard, including turf, topping to pathways and mulched garden beds with plants (site specific)
- + Coloured concrete driveway and path
- + Side and rear boundary fences to building line as required
- + Developer guidelines
- + Building permit

POST CONSTRUCTION

- + 3 month defects period
- + Internal and external builder's house clean
- + Final inspection
- + Appliance manuals/compliance certificates
- + Homeowners warranty in accordance with Victorian regulations

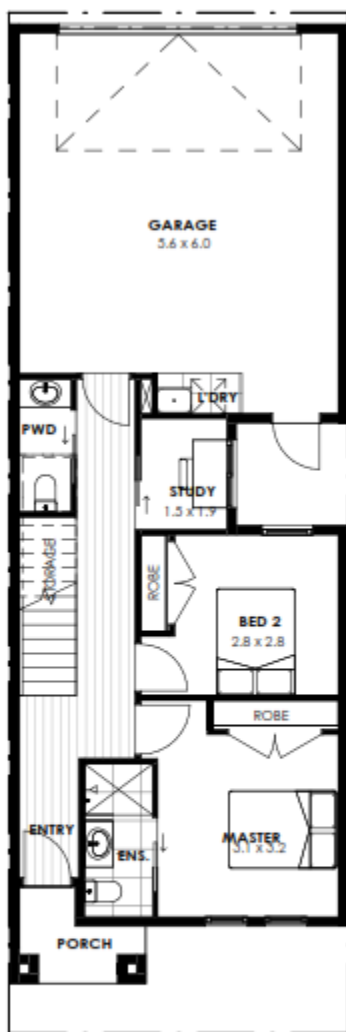
CRAFTED (BY REAL BUILDERS)

We proudly put our name against every house we build.
Each one is a demonstration of years of expertise and
refinement.

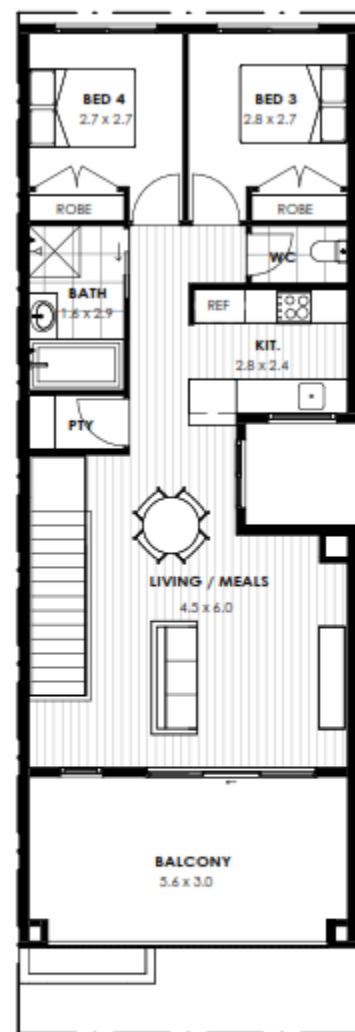


THE FLOORPLAN

KEY INFO: 4  3  2 



GROUND FLOOR PLAN
SCALE 1 : 100



FIRST FLOOR PLAN
SCALE 1 : 100

RENTAL READY

We know that you want to protect your investment and maximise rent, while minimising downtime between tenants. We make decisions, like materials, finishes, and design with this in mind, so you can rest easy.

