



## House Plan:

**LOT #429**

**Lara Lakes**

**Address: Wattlebird Drive, Lara, 3212**



**523 m<sup>2</sup>**

## Maldives 24 - Melbourne - Classic

Package Price From

**\$723,499\***

4 2 2 24 sq

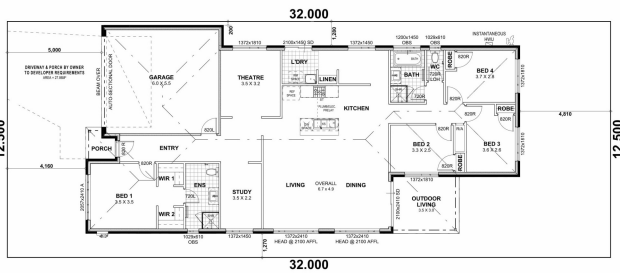
### About package:

• All our house designs are fully customisable or bring your own design - Home Group will build it!

- All of this included in your new home
- Category 1 facade
- Timber laminate flooring & loop pile carpet
- Stone benchtops to kitchen, ensuite and bathroom
- European Design flickmixer tapware
- Rain head showers
- Semi framed shower screens
- Tiled shower bases
- Lever Door Handles
- Double Lock Up Garage with remote control door
- Gas ducted heating throughout
- Fixed site costs
- 7 Star Energy Rating
- Solar System
- Double glazing

### Classic Kitchen Inclusions

- Huge 1200mm Wide Island Bench with breakfast bar
- Stone Benchtops
- European High Gloss Cabinetry
- Extensive Drawers
- 900mm Westinghouse Freestanding Stove
- 900mm Westinghouse Canopy Rangehood



FLOOR PLAN



Client Signature		CLASSIC MALDIVES 24	
CLIENT NAME	DATE	ASSA	DATE
SITE ADDRESS	DATE	200 (G) 200	200 (G) 200
ESQ: - RESTATE	DATE	200 (G) 200	200 (G) 200
SHOW #/ENFORCE	DATE	200 (G) 200	200 (G) 200
	DATE	200 (G) 200	200 (G) 200

## ENQUIRE NOW:

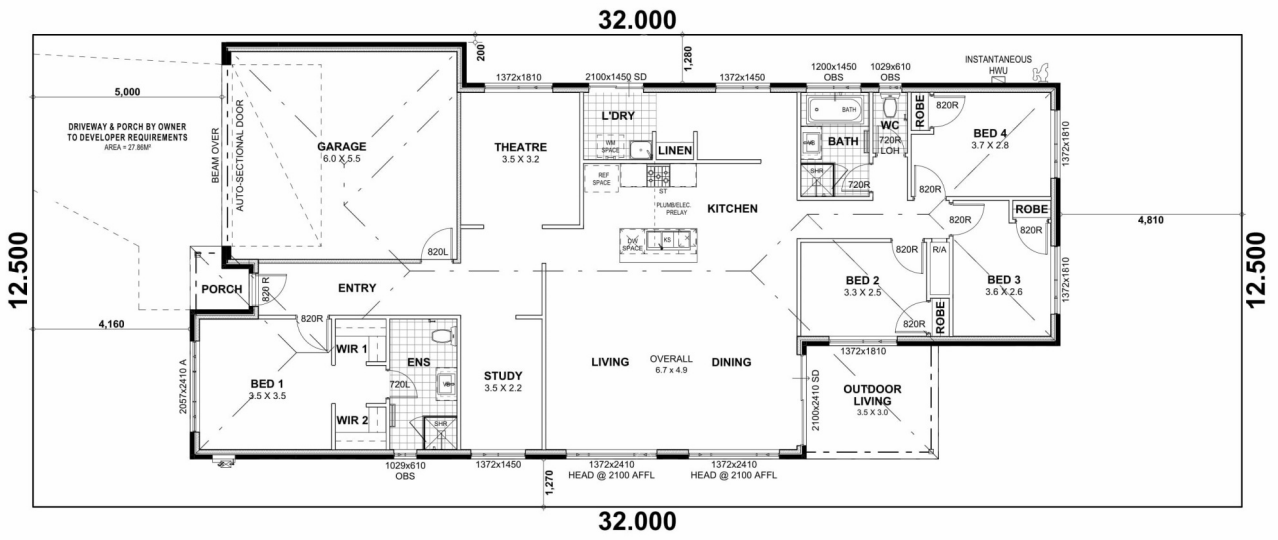
Jarrad Hodge • P: 0418 394 708 • E: jarrad.hodge@homegroup.com.au



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**SITE INFORMATION**

CLASSIFICATION	M
% ALLOWED	60%
SITE AREA	400.00m <sup>2</sup>
SITE COVERAGE AREA	222.85m <sup>2</sup>
<b>SITE COVERAGE = 55.7%</b>	



FLOOR PLAN  
1:100



CLIENT NAME SITE ADDRESS SUBURB Estate : #ESTATE# Shire : #SHIRE#	Client Signature	<table border="1"> <thead> <tr> <th>AREAS</th> <th>SQM's</th> <th>Sq's</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>HOUSE AREA</td> <td>173.90</td> <td>18.72</td> <td>XXXXXX</td> </tr> <tr> <td>GARAGE AREA</td> <td>36.25</td> <td>3.90</td> <td>CONCEPT X</td> </tr> <tr> <td>OUTDOOR LIVING AREA</td> <td>13.50</td> <td>1.13</td> <td></td> </tr> <tr> <td>PORCH AREA</td> <td>2.20</td> <td>0.24</td> <td></td> </tr> <tr> <td></td> <td><b>222.85 m<sup>2</sup></b></td> <td><b>23.99 m<sup>2</sup></b></td> <td></td> </tr> <tr> <td>PERIMETER</td> <td>65.960</td> <td></td> <td></td> </tr> </tbody> </table>	AREAS	SQM's	Sq's	Date	HOUSE AREA	173.90	18.72	XXXXXX	GARAGE AREA	36.25	3.90	CONCEPT X	OUTDOOR LIVING AREA	13.50	1.13		PORCH AREA	2.20	0.24			<b>222.85 m<sup>2</sup></b>	<b>23.99 m<sup>2</sup></b>		PERIMETER	65.960		
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