

# Elements

by Boutique Homes

## Brooklyn 22 Cape façade.

### Fixed price \$636,200\*

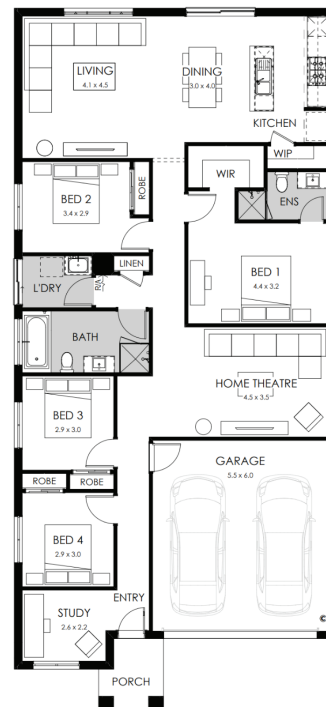


## Lot 806 Stringybark Drive, Lara Lara Lakes Estate

Land size: **400m<sup>2</sup>**

Home size **206.47m<sup>2</sup>**

- Fixed site costs
- Cape façade included
- 7-Star energy rating
- Low E Double glazed thermally broken awning windows
- Low E Double glazed sliding stacker doors
- 3.5kW solar PV system
- Quality flooring throughout
- 2400mm high ceilings
- 900mm Westinghouse kitchen appliances
- 20mm stone benchtops to kitchen
- Quality chrome or matt black tapware, throughout
- Quality Dulux paint
- 25 Year Structural Guarantee & 12 Month Maintenance
- Opticomm Fibre Optic Connection



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Price based on home type and floorplan shown and on builder's preferred siting. Floorplan depicts a modern façade, modern façade shown and included in price. Image used is an artist impression for illustrative purposes only and shows 2550mm high ceilings plus decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. Fixed pricing means that, subject to the terms of the disclaimer and any owner requested changes, the price advertised will be the price contained in the building contract entered into and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of subdivision and final pricing may vary if actual site conditions differ to those shown in these developer supplied documents Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land. For full terms and conditions please visit [www.boutiquehomes.com.au/terms-conditions](http://www.boutiquehomes.com.au/terms-conditions)

**Lara Lakes**  
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