

Lot 104 Flinders Walk Estate Churchill 220 LARA VIC 3212

Land Size: 529 m² House Size: 206 m²

*Low profile roof tiles (Atura Range Only)

*Low profile Evaporative Cooling (up to 8 max points design specific) or 1 No Split System

*Fibre Optic Home Hub Enclosure (Includes conduit & amp; Wiring run in)

*LED Downlights To Entire Home (18No.) in lieu of batten holders including porch and alfresco, excludes garage.

*40mm Vitrified Compact Surface Benchtop to Kitchen (in lieu of 20mm, excludes WIP, Essential Range only)

*20mm Vitrified Compact Surface Benchtop to Ensuite (Essential Range)

- *20mm Vitrified Compact Surface Benchtop to Bathroom (Essential Range)
- * 2700mm Ceiling Height
- * Home Alarm System up to 3 Sensors

 $\hat{a}{\in}\phi\textsc{Tiled}$ Shower Base to Secondary Shower (Up to 900mm x 900mm. Design Specific) NB recessed Not Included

*600mm single towel rails or rings & amp; toilet roll holders (Design Specific)

*800mm wide laminate double door cabinet with 32mm laminate benchtop with insert trough to laundry

- Inclusive of site costs & amp; connections with H1 class slab as per standard inclusion...





Beau Huppert

BRAND NEW DES

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DISCLAIMER: Land availability and pricing is subject to the development availability. Mimosa Homes reserves the right to amend specifications and price without notice. All plans and facades are indicative concepts only, and are not intended to be accurate depictions of the building, fencing, paths, driveways or landscaping and are not necesarily to scale. All dimensions are approximate (refer to working drawings). Packages prices are based on standard facades and standard inclusions