

# MERIDIAN TOWNHOMES



ARTIST IMPRESSION

OCTAVE 18  
\$429,900\*

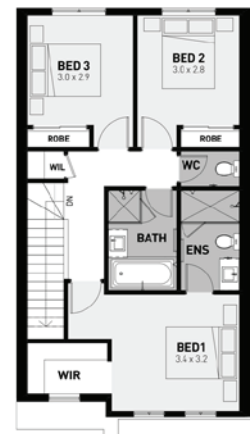
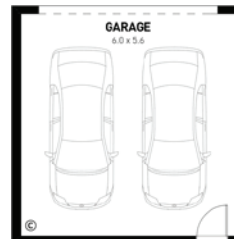


LOT: 9106 PICNIC AVE, CLYDE NORTH  
BLOCK SIZE: 162m<sup>2</sup>

### INCLUSIONS LIST

- Complete turnkey home inclusions
- 100% Fixed site costs and pricing
- Heating and cooling included
- Quality floor coverings throughout
- Stylish blinds and flyscreens
- Westinghouse stainless steel appliances
- Overhead kitchen cupboards
- 20mm Caesarstone kitchen benchtops
- Front and rear landscaping
- Exposed aggregate driveway
- Recycled water connection
- 25 year structural guarantee
- 12 month service warranty

Townhomes created by



### DEVELOPER

PACKAGE PRICE MAY VARY DUE TO ACTUAL LAND AVAILABILITY. BUILDERS RESERVE THE RIGHT TO CHANGE PRICES WITHOUT NOTICE TO THE DEVELOPER. THE DEVELOPER IS ONLY PROVIDING THE LAND COMPONENT OF THE HOUSE AND LAND PACKAGE. FIXED PRICE PACKAGES ARE SUBJECT TO THE DEVELOPER'S DESIGN REVIEW PANEL'S FINAL APPROVAL. EVERY PRECAUTION HAS BEEN TAKEN TO ESTABLISH THE ACCURACY OF THE MATERIAL HEREIN HOWEVER, PROSPECTIVE BUYERS SHOULD MAKE THEIR OWN ENQUIRIES OF THE BUILDERS DIRECTLY TO SATISFY THEMSELVES ON ALL ASPECTS OF THE HOUSE AND ITS SUITABILITY FOR THE LAND SELECTED. ALL ARTWORK IS ARTIST IMPRESSIONS ONLY AND FINAL PRODUCT MAY DIFFER. THE ADVERTISING PRICING IS ACCURATE AS AT THE TIME OF PRINTING.

### BUILDER

PRICE BASED ON HOME TYPE AND FLOOR PLAN SHOWN ON BUILDER'S PREFERRED SITING. FLOOR PLAN DEPICTS A TRADITIONAL FACADE, MODERN FACADE SHOWN AND INCLUDED IN PRICE. IMAGE USED IS AN ARTIST IMPRESSION FOR ILLUSTRATIVE PURPOSES ONLY AND MAY SHOW DECORATIVE ITEMS NOT INCLUDED IN THE PRICE SHOWN INCLUDING PATH, FENCE, LANDSCAPING, COACH LIGHTS AND FURNISHINGS. "FIXED" PRICING MEANS THAT, SUBJECT TO THE TERMS AND CONDITIONS OF THIS 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.

