



# Yarraville

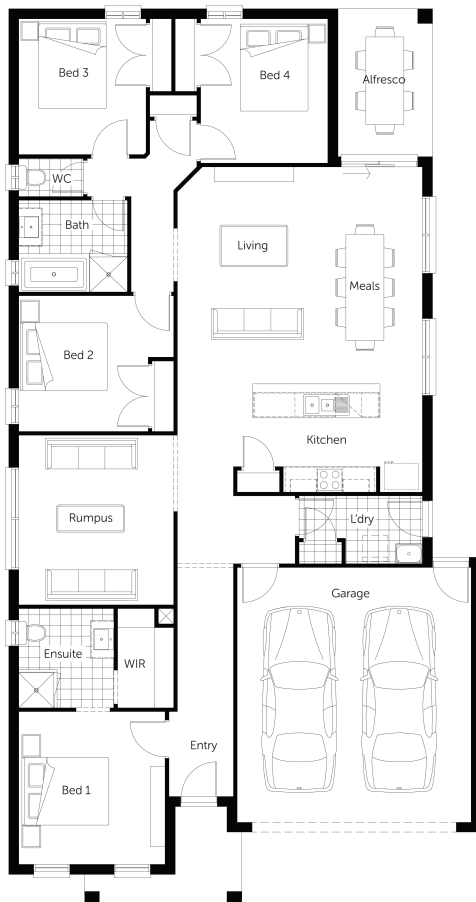


**Address**  
 Lot 136 Morningside Drive, Rockbank

**Lot**  
 12.5m

**House size**  
 23sq

**Land size**  
 374m<sup>2</sup>



## AREAS

House area	160.70m <sup>2</sup>
Garage	36.36m <sup>2</sup>
Porch	5.08m <sup>2</sup>
<b>TOTAL AREAS</b>	<b>209.92m<sup>2</sup></b>

## Your Inclusions:

- Fixed Site Cost
- All Estate Guidelines
- 2590mm Ceiling Height
- 20mm stone to kitchen, bath & ensuite
- 900mm ILVE stainless steel Appliances
- Floor Coverings throughout
- Evap. Cooling
- Colored Driveway
- Alarm System
- Turnkey Package



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^ 1. Price does not include \$10,000 First Home Owner Grant (FHOG) saving amount available to eligible first home buyers. 2. Granvue Homes reserves the right to change prices or terminate package without notice. 3. Includes allowance of up to 12.5 Bush fire attack level if required. 4. Subject to Land Developers Review Panel approval. 5. Price includes any current promotions, standard home design and standard facade option. Upgraded Facades not included. 6. Pricing may vary due to availability of land, increase in land prices or developer or council guidelines. Although measures have been taken to include prime costs, Granvue Homes makes no guarantees or assurances that site costs, developer or bush fire requirements are accurate at the time of publication. NB. For specific details on home inclusions as part of this package please refer to the applicable Granvue Homes inclusion sheet or ask a sales consultant for more details. This house and land package is yet to be constructed.