



## TITLED AND PREMIUM TURNKEY PONTO 18\*

Lot 2312 Sustain Street, Mambourin (Mambourin Estate)

**\$ 640,400**

This is a NEW house and land package to be constructed, NOT an established home.

\*FIRST HOME BUYER PRICE. PREMIUM TURNKEY HOMES WITH MORE VALUE IN EVERY BASE PRICE

Featuring more than \$70,000 worth of premium inclusions upfront, H&L Victoria provides First Home Buyers and busy Investors with a simplified process and a fully completed turnkey solution for their new home needs.

## Inclusions

WE'LL PAY \$2000 PER MONTH \*\*\* TO YOU DURING YOUR CONSTRUCTION \*\*\* Terms and Conditions Apply

### PREMIUM INCLUSIONS

- 7 Star energy rating
- Front & rear landscaping
- Half share fencing & driveway
- Flooring throughout
- Higher ceilings
- LED downlights throughout
- Modern appliances including dishwasher
- Overhead cupboards to kitchen
- Blinds throughout
- 5kW split system cooling
- Tiled shower bases
- Chrome finish double towel rails and toilet roll holders
- Framed mirror or vinyl sliding doors to robes
- Brick infills over windows
- Remote control garage
- Window locks & flyscreens to all openable windows
- Clothesline and letter box
- NBN connection
- 3kW PV solar panel system to roof

\$45,000 REBATE DEDUCTED ON LAND PRICE AS PER DEVELOPER, VALID UNTIL LASTS.



For facades options, turnkey inclusions, virtual tour and more scan the QR code.

\* This is a house and land package which has not been constructed. The facade image shown is for illustrative purposes only. Pricing corrects at time of publication, but subject to change without notice due to (not limited to) land delays, site conditions and regulation changes. Package price excludes stamp duty on land, legal fees and conveyancing costs including titles and property report. Floorplan is a representation of a standard facade unless otherwise stated. H & L reserves the right to alter the images or descriptions without notice. External & Internal photographs are for visual purposes only. Finance eligibility will depend on individual circumstances and applicable lending criteria. Price advertised is inclusive of the First Home Buyer Grant. If this is not applicable to you, then \$10,000 will need to be added to the advertised price. Please refer to the SRO website regarding eligibility ([www.sro.vic.gov.au/first-home-owner#fhog](http://www.sro.vic.gov.au/first-home-owner#fhog)).



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