



Package From
\$744,200*

Onyx 21 - Boost

4 2.5 2

Mambourin Estate - 387m²

#2312 Sustain Street

- Fixed site costs
- Exposed aggregate driveway
- Butler's Pantry
- Quality floor coverings throughout
- 2550mm high ceilings to ground floor
- 20mm crystalline silica-free benchtops
- Westinghouse 900mm wide stainless-steel oven, cook-top & rangehood
- 400mm X 600mm niche to showers
- Up to thirty 8w LED downlights to entry, kitchen, dining, living and bedrooms
- Five additional double power points, additional
- TV point and data point
- Roller blackout blinds (excluding wet areas and entry door sidelight)
- 25 year structural guarantee & 12 month service warranty



**Homebuyers
Centre**

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From 1 May 2024, Victoria will adopt changes to the National Construction Code that seek to improve the energy efficiency and accessibility of housing. We are currently updating our pricing and is an indicative amount only. We will endeavour to provide accurate pricing by 13 May 2024. Find out more here or speak to a New Homes Consultant for more information. *Price based on home type and floor plan shown and 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, fencing, landscaping, coach lights and furnishings. *From pricing means that, subject to the terms of this disclaimer and any owner requested changes, the price advertised will be subject to change once fixed site costs and developer guidelines are confirmed. The price is based on an estimate 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. May-24