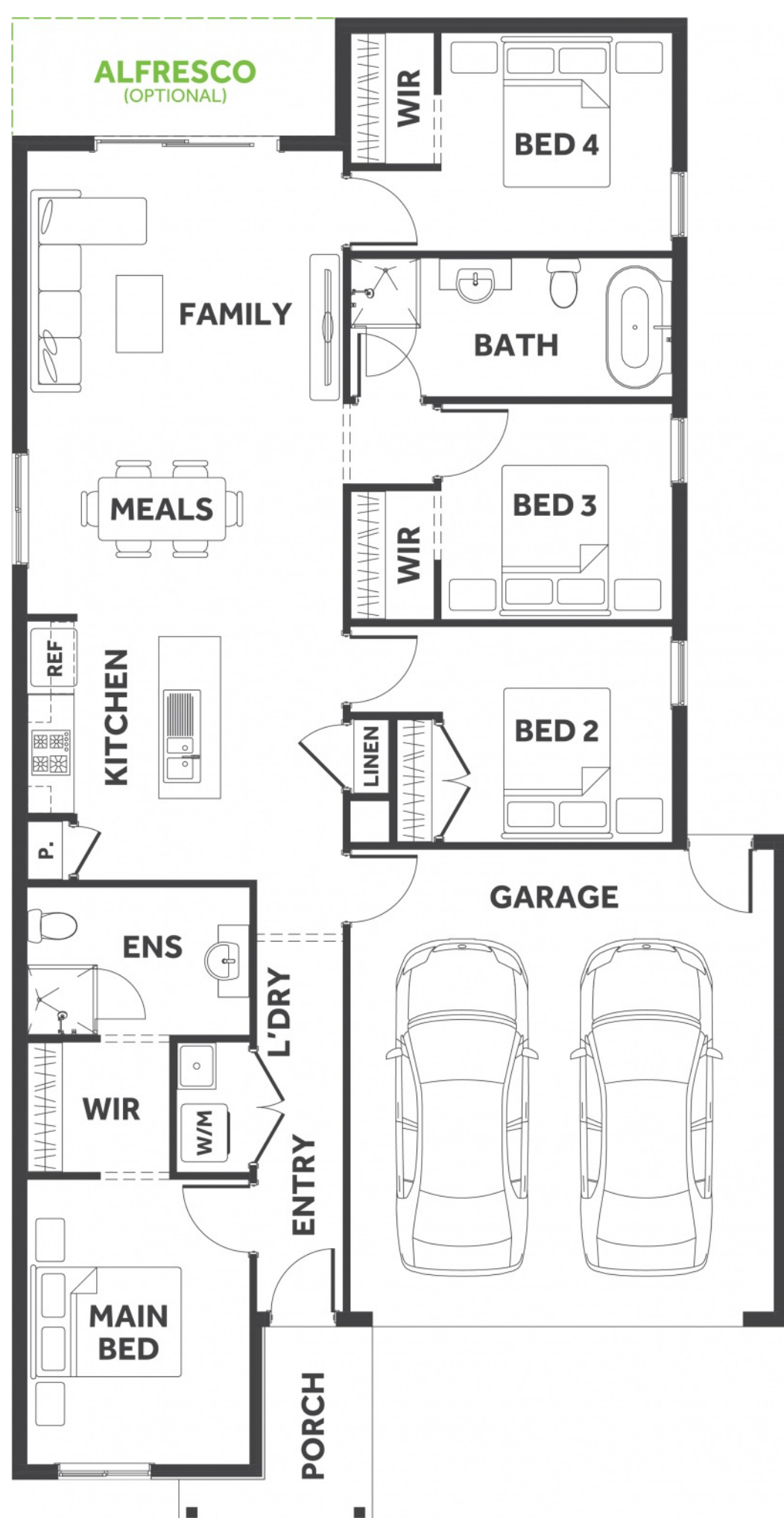


STOP PAYING **TOO MUCH**

ei8ht
HOMES

**MAPLE
GROVE**
Pakenham East



FIXED PRICE HOUSE & LAND

\$645,270*

FIRST HOME BUYERS PRICE **\$635,270[^]**

Price includes standard floorplan with H2 facade.

\$888 preliminary fee to secure the home price

Emba 2-17

4 bedrooms, 2 bathrooms, 2 car spaces

17.36 sqs | 161.27m²

Lot 419, Biennial Rd

Land Size: **350m²**

INCLUSIONS

- 7 Star Energy rating compliant to the standard form and best house orientation[§]
- Double glazed windows[†]
- 4kw solar system (design specific)
- Fixed site costs and connections
- 900mm appliances
- Round Back to Wall Freestanding Bath
- Colorbond roof
- 25-year structural guarantee
- Council & developer requirements

Chris Li
0430501019
chris.li@8homes.com.au

*Price is based on the standard floorplan and façade shown. Eight homes reserve the right to change prices/promotions without notification. Subject to developer's design review panel final approval. Package price is based on builder's preferred siting. Images are for illustrative purposes and are to be used as a guide only. Eight Homes does not provide furniture décor, landscaping and decking. Please refer to the house and land inclusions and house specific working drawings for all details. [§]Speak to your Sales Consultant for further information on how your home best suits your block and how changes may impact your energy rating. [†]Double glazed windows apply to standard Eight Homes floorplans and facades. Changes/upgrades to floorplan, façade or windows (including size changes, additional windows) may incur an additional cost. [^]Available to first home buyers eligible for the state government First Homeowners Grant. For details visit www.sro.vic.gov.au Eight Homes DBU 1994