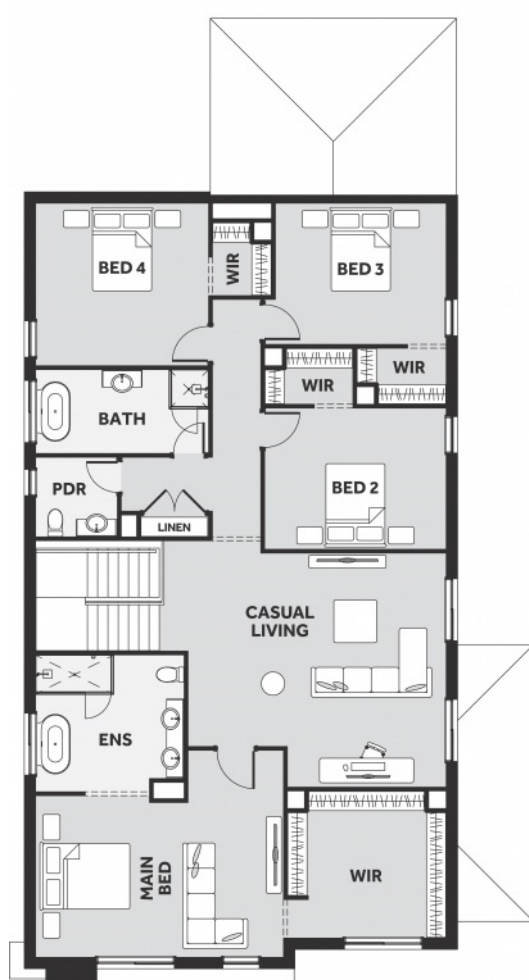
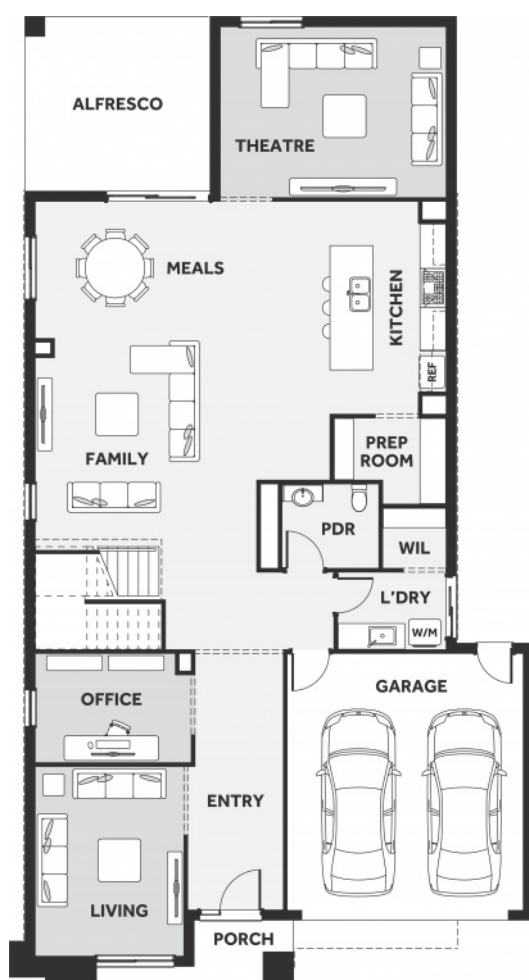




Mambourin



# \$934,718\*

FIRST HOME BUYERS PRICE **\$924,718<sup>^</sup>**

Price includes standard floorplan with Fyansford facade.

**\$888 preliminary fee to secure the home price**

**Maisa 4-45**

4 bedrooms, 2 bathrooms, 2 living areas, 2 car spaces

**42.95 sqs | 399m<sup>2</sup>**

Lot 2334, Gardenvale Avenue

Land Size: **497m<sup>2</sup>**

## INCLUSIONS

- 7 Star Energy rating compliant in the standard form and best house orientation<sup>§</sup>
- Double glazed windows<sup>†</sup>
- 4kw solar system (design specific)
- 900mm built in Artusi Oven and Cooktop
- 40mm square edge Quantum zero kitchen benchtop with 16mm shadowline
- 2740mm ceiling height (ground floor only)
- Timber Hardwood Closed Staircase
- 40 downlights throughout the home
- Colourbond Roof
- Up to 36m<sup>2</sup> Driveway colour through concrete<sup>‡</sup>
- Fixed Site Costs and OHS Requirements
- Developer Requirements
- 25 Year Structural Warranty

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\*Price is based on the standard floorplan and facade 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, decor, landscaping and decking. Please refer to the house and land inclusions and house specific working drawings for all details. <sup>§</sup>Speak to your Sales Consultant for further information on how your home best suits your block and how changes may impact your energy rating. <sup>†</sup> Double glazed windows apply to standard Eight Homes floorplans and facades. Changes/upgrades to floorplan, facade or windows (including size changes, additional windows) may incur an additional cost. <sup>‡</sup> Garage side setbacks greater than 200mm and garage extensions may incur additional costs due to driveway size - includes grated strip drain. <sup>^</sup>Available to first home buyers eligible for the state government First Homeowners Grant. For details visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) Eight Homes DBU 1994