



\$637,750*

FIRST HOME BUYERS PRICE **\$627,750[^]**

Price includes standard floorplan with h2 facade.

\$888 preliminary fee to secure the home price

Lirello 2-21

4 bedrooms, 2 bathrooms, 1 WC, 2 car spaces

19.88 sqs | 184.68m²

Lot 136, Merle Road

Land Size: **312m²**

INCLUSIONS

- 7 Star Energy rating compliant to the standard form and best house orientation[§]
- Double glazed windows[†]
- 4kw solar system (design specific)
- Up to 36m² Driveway colour through concrete[‡]
- Fixed site costs and connections
- Quantum zero benchtop & overhead cupboards to kitchen
- 900mm appliances & dishwasher to kitchen
- Choice of tiles or timber-look laminate flooring
- 20 downlights to the home
- Round Back to Wall Freestanding Bath
- Colorbond roof
- 25-year structural guarantee
- Council & developer requirements

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*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. [‡]Garage side setbacks greater than 200mm and garage extensions may incur additional costs due to driveway size — includes grated strip drain. [^]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