

# HOUSE AND LAND PACKAGE



## Dakota

Wellington Facade Option



From **\$450,300**

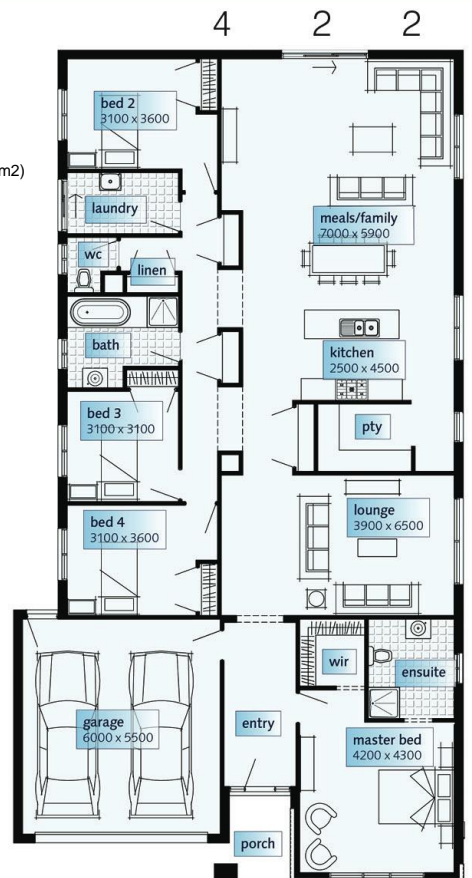
LOT 89 EDMUND DRIVE, PARKVIEW ESTATE, TARNEIT

(14x35=490m<sup>2</sup>)

### JAM PACKED WITH DESIGNER LUXURY INCLUSIONS:

- \* Carpets and Tiles / Timber Laminate flooring throughout
- \* 900mm S/steel Cooktop & Rangehood
- \* Central Ducted Heating throughout
- \* Designer Sleek Fixtures and Finishes Throughout
- \* 150mm Tiled Skirting to all Wet Areas
- \* Panel Lift Garage Door
- \* Corinthian Madison Designer Entry Door with Gainsborough Door Furniture
- \* Choice of Contemporary facades
- \* Brickwork above all Windows
- \* Solar assisted gas Hot Water System
- \* 6 Star Energy Rating
- \* 40m<sup>2</sup> Reinforced Concrete Driveway and Path
- \* Fixed Site Costs and Council Requirements
- \* Estate Covenants including
- \* Low Deposit Finance Solutions available

**BUILDING HOMES FOR OVER 60 YEARS AND VICTORIA'S NUMBER 1 BUILDER!!!**



| DAKOTA                                |                      |          |
|---------------------------------------|----------------------|----------|
| Dimensions                            | SQ.M                 | Squares  |
| Ground Floor                          | 223.15m <sup>2</sup> | 24.02Sqs |
| Porch                                 | 4.55m <sup>2</sup>   | 0.49Sqs  |
| Garage                                | 36.50m <sup>2</sup>  | 3.93Sqs  |
| Total area                            | 264.20m <sup>2</sup> | 28.44Sqs |
| Width 12.51m                          |                      |          |
| Depth 23.15m                          |                      |          |
| Suggested minimum block width: 14.00m |                      |          |
| New Living range specification        |                      |          |

**Allura Display Call John-Adam Sansone 0402 373 369**

**SIMONDS**  
we're in it together

Images shown for illustrative purposes and may not represent the final product. Prices are based on availability and price of land. Simonds reserves the right to alter any price or substitute any home without prior notice. All house and land packages are subject to developers' final approval. In the event that a Homesite does not have Survey Pegs in place to identify lot boundary then an additional charge will be added to the cost of the house.