



## MELBOURNE 230

Upgrade Facade

BLOOMDALE ESTATE

4  2  2 

**Priced From \$532,399**

Lot Address: **Lot 3044 Madisons Ave**

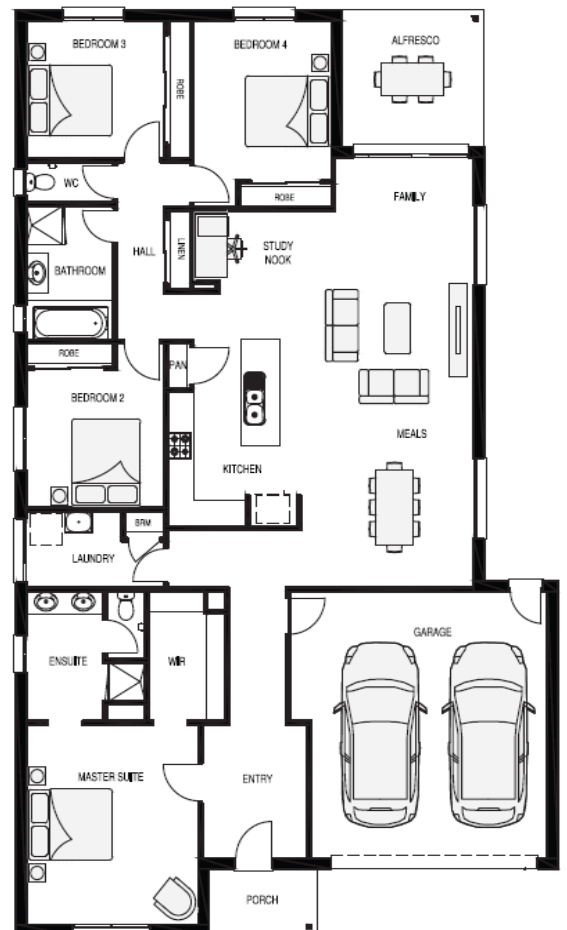
Lot Size: **392m<sup>2</sup>**

Lot Dimensions: **14m x 28m**

### House & Land Package Includes:

- Site Cost Allowance
- OHS, Council & Developer Requirements
- Flooring Throughout
- Coloured Driveway
- 2550mm Ceiling Height
- 900mm Stainless Steel appliances incl Dishwasher
- 20mm Essastone to Kitchen Benches
- Heating & Cooling
- Plus much much more

The information contained in this brochure is to be used as a guide only. Prices are subject to change according to soil & test survey. Images are for illustrative purposes only. Promotions may change at any time.



## HOUSE & LAND PKG — MELBOURNE 230

*Priced From* **\$532,399\***

*\*Based on standard floorplan, facade and standard inclusions*

### MELBOURNE 230

The Melbourne design house has all the appeals of apartment and house living combined. Designed with young buyers in mind this house will make you feel at home while allowing you to maintain an active social life. With a large open plan living/kitchen and dining area and an outdoor living area this space will be perfect for entertaining all year round.

The central kitchen layout is beautiful featuring as much luxury as you want.

The layout lends itself to include a courtyard off the master ensuite for privacy and relaxation (similar to its bigger sibling the Melbourne 265), four bedrooms and a study nook that combines functionality with brilliant design.

#### HOUSE EXTERNAL DIMENSIONS

<b>House Width:</b>	12600 mm
<b>House Length:</b>	20840 mm

AREA	m2	SQUARES
Living	180.40 m2	19.41 sq
Garage	37.65 m2	4.05 sq
Porch	3.79 m2	0.40 sq
Alfresco	10.56 m2	1.13 sq
<b>Total Area</b>	<b>232.40 m2</b>	<b>25.01 sq</b>

#### ROOM DIMENSIONS

Family	9.69m x 4.51m	Meals	9.69m x 4.51m	Study Nook	1.56m x 3.20m
Master	4.50m x 4.00m	Bed 2	3.20m x 3.10m	Bed 3	3.20m x 3.10m
Bed 4	3.59m x 3.20m	Alfresco	3.31m x 3.08m	Garage	6.01m x 6.00m