

# CEDAR GLEN

— AT ELLENDALE —



## Lot 1009 - Orion 136



This house and land package includes:

- › Provide 1No. 5KW Daikin Split System Air Conditioning Unit to main living
- › Provide 1No. 2.5KW Daikin Split System Air Conditioning Unit to master suite
- › Provide \$7500 Evolve studio spend
- › Provide Façade as Pictured
- › Up to 45m<sup>2</sup> of exposed agg driveway and path to porch
- › Led Down lights
- › Flooring included to whole home
- › 16 week Guaranteed build time

## \$499,270

**Land** 284 m<sup>2</sup>

**House** 136 m<sup>2</sup>

**Frontage** 8.5 m



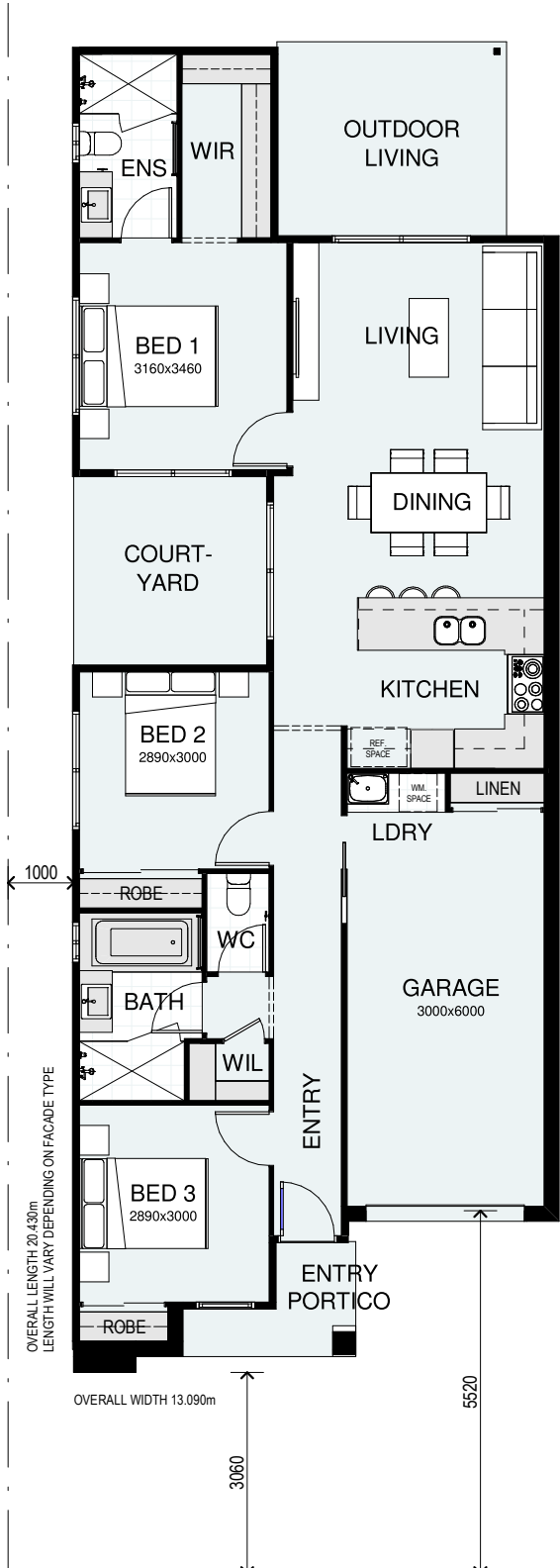
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## AREA SCHEDULE

All areas are rounded down to one decimal point

Ground Floor (excluding car accom.) 92.0 m<sup>2</sup>

**Total (Living Area) 92.0 m<sup>2</sup>**

Garage 22.3 m<sup>2</sup>

Outdoor Living 9.6 m<sup>2</sup>

Courtyard 8.8 m<sup>2</sup>

Entry portico 3.4 m<sup>2</sup>

**Total (Under Roof) 136.1 m<sup>2</sup>**

