



## Lot 435 - Aspire Claremont 32

This house and land package includes:

- › Floor coverings throughout, Outdoor room
- › Exposed aggregate driveway & path
- › Colorbond roof
- › Render to the front façade
- › Council building and water application fees
- › Façade Upgrades Included
- › Current Promotion included
- › Covenant Requirements included

 4  2.5  2

**\$687,886**

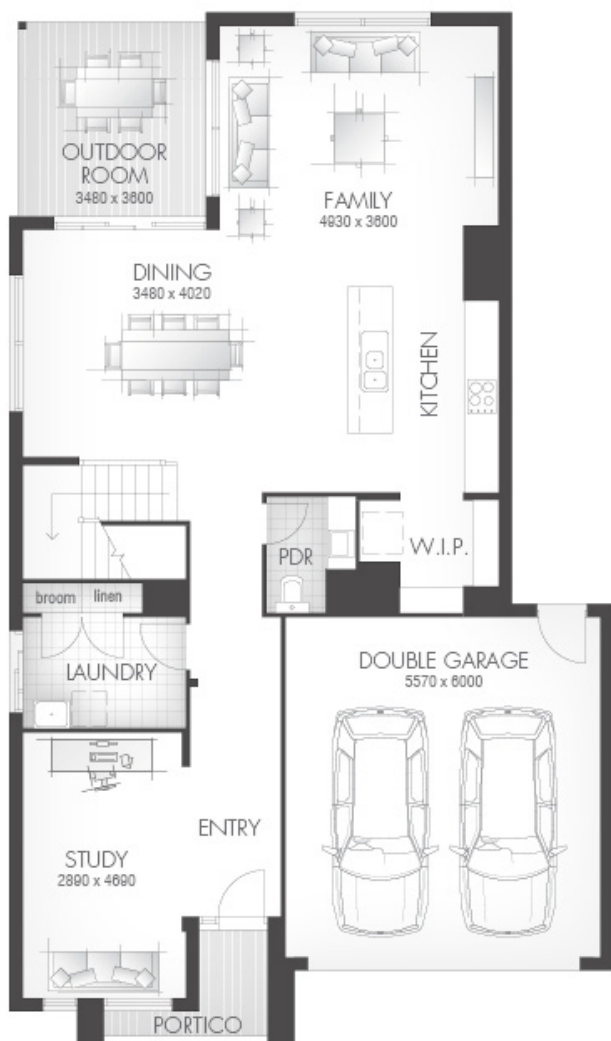
Frontage 12.5m<sup>2</sup> | Land 388m<sup>2</sup> | House 297m<sup>2</sup>

**Megon Holdsworth**

New Home Advisor

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## AREA SCHEDULE

All areas are rounded down to one decimal point

First Floor	129.8 m <sup>2</sup>
Ground Floor (excluding car accom.)	113.8 m <sup>2</sup>

**Total (Living Area) 243.6 m<sup>2</sup>**

Garage	36.8 m <sup>2</sup>
Portico	4.4 m <sup>2</sup>
Outdoor Room	12.5 m <sup>2</sup>

**Total (Under Roof) 297.3 m<sup>2</sup>**



For image - Image depicts items not supplied by Metricon namely landscaping, fencing, timber decking and paths. Image contains upgrade items.

\*Land not supplied by Metricon, land developer terms and conditions apply. Fixed Price packages are only available for the specific lot and home advertised. Land prices and availability are subject to change without notice. Additional costs may incur if there are bushfire or acoustic requirements. Pricing does not include additional legal fees relating to the building and/or land contract and stamp duty charges. This package is not available in conjunction with any other promotion and is subject to developer approval. No structural variations allowed. The determined house siting on the lot is at the discretion of Metricon Homes only. Metricon reserves the right to withdraw any Fixed Price Home & Land Package at any time without notice. Package is current at time of publication. The promoter is Metricon Homes Qld Pty Ltd, ACN 005 149 137, QBCC License 40992, NSW License 36654C.