



## Lot 425 - Lucent 20 Yale

This house and land package includes:

- › Fixed site costs
- › Floor coverings throughout
- › Outdoor room
- › Exposed aggregate driveway & path
- › Feature front door
- › Council building and water application fees
- › NBN Ready
- › European designed kitchen appliances
- › Current Promotion included
- › Covenant Requirements included
- › Higher ceilings included
- › LED Downlights
- › Roller blackout blinds
- › H2F Termite resistant frame

 4  2  2

### \$611,000

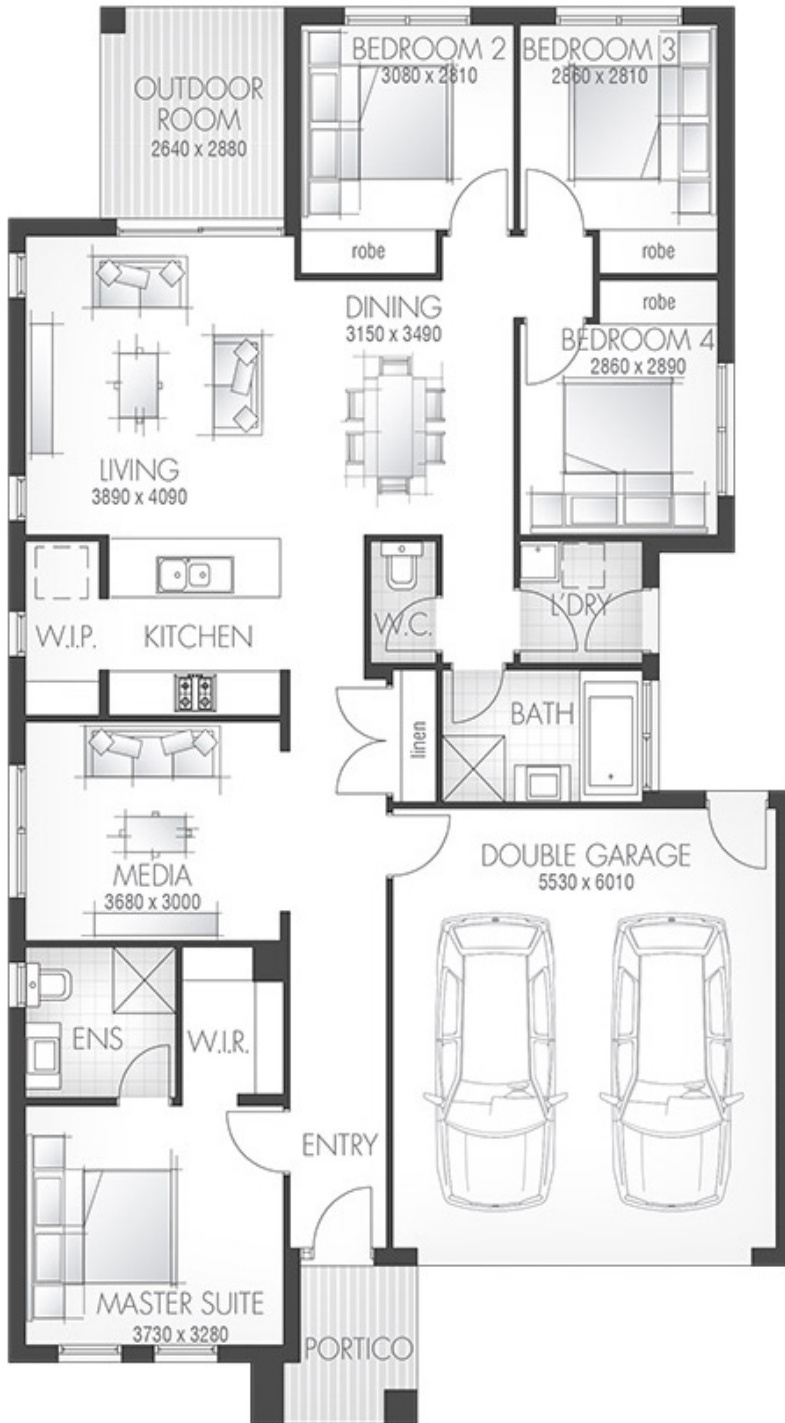
Frontage 14m | Land 439m<sup>2</sup> | House 191m<sup>2</sup>

**Angus Pyott**

New Home Advisor

0405 046 934

[anguspyott@metricon.com.au](mailto:anguspyott@metricon.com.au)



## AREA SCHEDULE

All areas are rounded down to one decimal point

Ground Floor (excluding car accom.)	138.5 m <sup>2</sup>
<b>Total (Living Area)</b>	<b>138.5 m<sup>2</sup></b>
Garage	36.3 m <sup>2</sup>
Portico	8.9 m <sup>2</sup>
Outdoor Room	7.6 m <sup>2</sup>
<b>Total (Under Roof)</b>	<b>191.3 m<sup>2</sup></b>

Disclaimer: 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. The Freedom 'Life+Style' is only available on new Freedom by Metricon deposits from 05.04.19 and is not redeemable for cash or credit at contract. Offer based on standard home floorplans for our Freedom by Metricon homes only. Only the items listed in the Lifestyle brochure are included as part of the Freedom Life+Style Pack. For full details visit <https://www.metricon.com.au/latest-offers/qld/freedom-life-style> 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. Image depicts items not supplied by Metricon namely landscaping, fencing, timber decking and paths. Image contains upgrade items