



## Lot 477 - Kirra 31 Yale

This house and land package includes:

- › Fixed site costs
- › Floor coverings throughout
- › Outdoor room
- › Exposed aggregate driveway and path
- › Colorbond roof
- › Render to the front facade
- › Council building and water application fees
- › NBN Ready
- › European designed kitchen appliances
- › Letterbox
- › H2F Termite resistant frame
- › Current Promotion included
- › Covenant Requirements included

 4  2  2

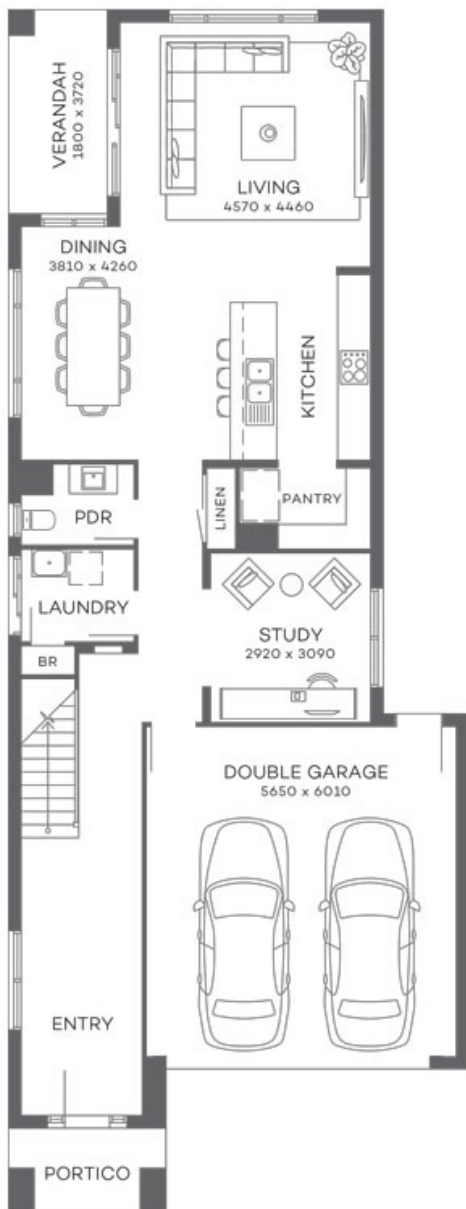
**\$875,000**

**Land 400m<sup>2</sup> : House 282.04m<sup>2</sup>**

**Contact Angus Pyott**

0405 046 934

AngusPyott@metricon.com.au



GROUND FLOOR



FIRST FLOOR

**AREA SCHEDULE**

All areas are rounded down to one decimal point

Ground Floor (excluding car accom.)	98.17 m <sup>2</sup>
First Floor	135.92 m <sup>2</sup>
<b>Total (Living Area)</b>	<b>234.09 m<sup>2</sup></b>
Garage	37.05 m <sup>2</sup>
Portico	4.2 m <sup>2</sup>
Verandah	6.7 m <sup>2</sup>
<b>Total (Under Roof)</b>	<b>282.04 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 guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions. E31957