

# Home Package

Lot 76–79 & 82 Carnoustie Way, Medowie  
Pacific Dunes Estate



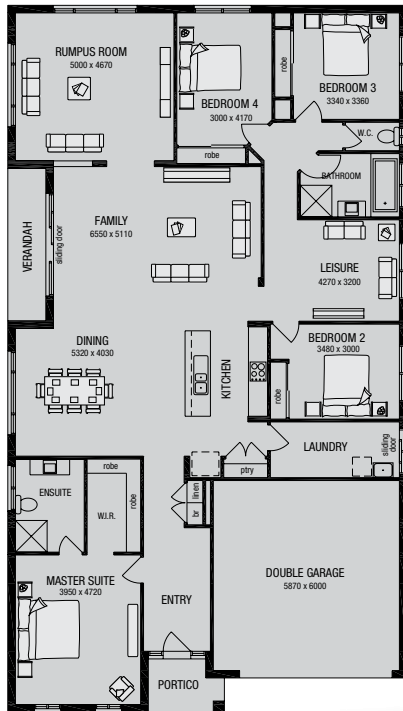
Plantation Facade

Milano 30 – Plantation

**\$276,206**  
**PLUS LAND PRICE**

House Area	227.73m <sup>2</sup>	24.51 squares
Garage Area	38.21m <sup>2</sup>	4.11 squares
Portico Area	4.71m <sup>2</sup>	0.51 squares
Verandah Area	5.77m <sup>2</sup>	0.62 squares
<b>Total Area</b>	<b>276.42m<sup>2</sup></b>	<b>29.75 squares</b>
House Length	22.67m	
House Width	12.59m	
Land Size	906.00m <sup>2</sup> – 914.00m <sup>2</sup>	

\*Subject to orientation and fall of land.



## Package Inclusions:

- Carpet
- Floor tiling
- Driveway and path
- Direct garage access
- Site costs
- Render to whole home
- Rainwater tank
- 450mm eaves
- 25 degree roof pitch

For more information call  
**1300 METRICON**  
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Price above is house package only and does not include land. Prices are subject to change without notice and are held for 150 days from initial deposit to unconditional contract. Delays on Title Releases on land and further developer guidelines may affect the price. Fixed site costs are subject to conditions. Package prices are subject to land availability. Fixed price packages are based on builders preferred siting. Site costs include up to an "H" class slab with site fall up to 1.2m and land size of up to 500m<sup>2</sup>. These packages include an allowance for bushfire and Basix and are subject to change without notice. Additional costs may be incurred relating to obtaining approvals under developers guidelines. Paved, tiled or timber porches or alfresco (outdoor room) areas are not included. Retaining walls or eaves are not included unless stated. Carpet and tile selections available from builders selected category 2 range and are to nominated rooms only. All photographs and floor plans are for illustrative purposes only and may not represent specifications and or inclusions. Metricon makes no warranties about the accuracy or completeness of any information and reserves the right to alter the images or description without notice. All floor plans based on Traditional facade unless otherwise noted and are not to scale. Home package prices are correct at the time of printing and are subject to change without notice. The land purchase does not form a part of the contract with Metricon Homes. Any enquiries regarding the land should be directed to the land developer and or agent. Issued 20/10/09. MET704