

Property Package Fixed Price

Merrifield

1212 Torbay Street Mickleham VIC 3064



\$756,665

LAND PRICE \$387,000	LAND SIZE M ² 294.0
BUILD PRICE \$369,665	BUILD SIZE M ² 154.59
LAND REGISTRATION Dec '26	EST. RENTAL RETURN P/W ON REQ.

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FLOOR PLAN

SINGLE DWELLING

Total Area

154.59 m²

3

2

2

The floor plan illustrates a single dwelling with the following layout and dimensions:

- Garage:** 6000x5500, located at the front right.
- Entry:** 2200 H, 2200 H, leading from the porch into the main living area.
- Porch:** Located at the front left.
- Living Area:** Includes a **MEALS** area (3000x3230) and a **FAMILY** area (3440x4000) with a fireplace.
- Kitchen:** 2740x2510, featuring a sink, stove, and refrigerator.
- Bedrooms:** **BED 1** (3500x3750), **BED 2** (3000x3160), and **BED 3** (3350x2845).
- Bathrooms:** **BATH** (3350x2040) and **ENS** (2500x2165).
- Storage:** Includes a **WIP** (1750x1540), **WIR** (1600x1300), **LINEN**, and **ROBE** areas.
- Other:** A **L' DRY** (1850x1690) and a **PASS** (870) are also shown.

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

17-08-2026