

Property Package Fixed Price

Parkbrook

427 Nitre Street Manor Lakes VIC 3024



\$690,050

Start the new year right and join us for a month of big savings on brand new land

Whether you're planning your next home or considering a smart investment, there's a range of options to suit.

One in four Parkbrook homes opens onto leafy parks. Many homes will enjoy expansive views and support healthy family lifestyles.

Over one-third of Parkbrook is open space, including parks, natural

LAND PRICE \$340,000	LAND SIZE M ² 299.0
BUILD PRICE \$350,050	BUILD SIZE M ² 155.68
LAND REGISTRATION Titled	EST. RENTAL RETURN P/W ON REQ.

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FLOOR PLAN

SINGLE DWELLING

Total Area

155.68 m²

4

2

2

The floor plan shows a single dwelling with the following layout:

- Bedrooms:** BED 4 (3000 X 2800), BED 3 (3000 X 2710), BED 2 (3000 X 2710), and MASTER SUITE (3000 X 3550). Each bedroom has an adjacent wardrobe (WIR).
- Bathrooms:** A main BATH and an ENS (Ensuite) for the Master Suite.
- Living Areas:** A large FAMILY room (3590 X 4000) and a MEALS room (3020 X 2620).
- Kitchen:** A KIT. (Kitchen) with a WIP (Wet Bar) area.
- Storage:** A LINEN closet and a LDY (Laundry) room.
- Garage:** A two-car GARAGE (6010 X 5500).
- Entrance:** An ENT. (Entrance) leading from the porch.
- Porch:** A small PORCH at the front of the property.

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.

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