

Property Package Fixed Price

Orchard Green - Stage 16a

1603 Kara Close Melton South VIC 3338



\$633,317

A Selection of Premium Land for an Affordable Price. Conveniently located only minutes to respected public and private schools, train station and great local parks, Orchard Green Estate offers a variety of premium allotments welcoming a community for people looking to make a new start. *Opalia Plaza 850 m (1 min drive) *Al Iman College 950 m (2 min drive) *Staughton College 1.1 km (2 min drive) *St Anthony P/School 1.5 km (2 min drive) *Melton Sth Primary 1.7 km (2 min drive) *Melton Train Station 1.8 km (3 min drive) *Cobblebank Train Station 3.6 km (7 min drive) *Station Medical Centre 2.1 km (4 min drive) *Woodgrove 5.8 km (8 min drive) *Bunnings 6.1 km (10 min drive) *approx

LAND PRICE \$302,000	LAND SIZE M ² 292.0
BUILD PRICE \$331,317	BUILD SIZE M ² 117.52
LAND REGISTRATION Q4 2026	EST. RENTAL RETURN P/W \$430/\$450

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FLOOR PLAN

SINGLE DWELLING

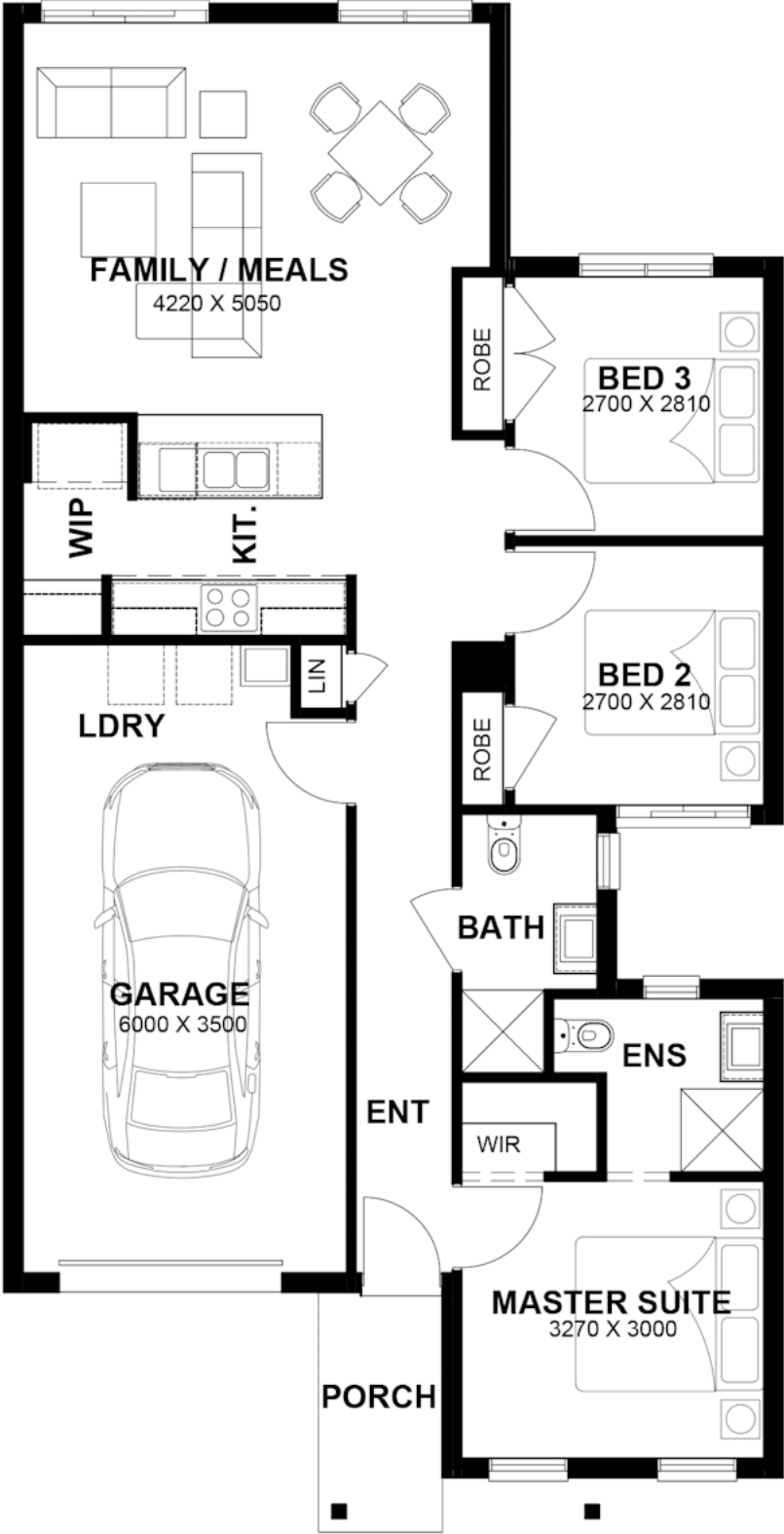
Total Area

117,52 m²

3

2

1



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.