

Property Package Fixed Price

Cloverton

60913 46 Basalt Street Kalkallo VIC 3064



\$710,085

LAND PRICE \$351,000	LAND SIZE M ² 313.0
BUILD PRICE \$359,085	BUILD SIZE M ² 167.41
LAND REGISTRATION Titled	EST. RENTAL RETURN P/W ON REQ.

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FLOOR PLAN

SINGLE DWELLING

Total Area

167.41 m²

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The floor plan illustrates a single dwelling with a total area of 167.41 m². The layout includes a front porch leading into an entry area. To the left of the entry are three bedrooms (BED 1, BED 2, and BED 3) and a bathroom. The central part of the house contains a living area with a fireplace, a dining area with a table and chairs, and a kitchen with a refrigerator, oven, and sink. A laundry room (L'DRY) is located near the kitchen. The right side of the house features a family room with a fireplace and a double garage. The plan also shows various closets (ROBE, LIN) and a linen closet (LIN). Dimensions for each room are provided, and the overall footprint is shown with a dashed line.

Room	Dimensions (m)
BED 1	3100 X 3240
BED 2	2850 X 3135
BED 3	2900 X 3100
BED 4	2900 X 3400
BATH	2110 X 3340
KITCHEN	2300 X 2090
DINING	2785 X 4230
LIVING	2785 X 4230
L'DRY	1000 X 3040
ENTRY	2450 X 1270
PORCH	2450 X 1880
DOUBLE GARAGE	6000 X 5550

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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