



**Embark**  
UPGRADES  
- Plus -  
FLOORING INCLUDED



# HOME AND LAND

Images shown are for illustrative purposes only and may not represent the final product such as lighting, window furnishings, timber look garage door & timber windows. Façade details including entry door and window sizing may vary between house types. Pricing also excludes features such as fencing, landscaping, letterbox, decking, driveway and any notable features of the façade. Please speak with your sales consultant for further details.

LOT 569, OPALIA ESTATE, WEIR VIEWS (400M2)

FLOOR PLAN: BARNARD 22\_207  
FACADE: MACKAY

**FIXED PRICE**

**\$498,667**

FIRST HOME OWNERS PRICE \$488,667

4 🚗 2 🚿 2 🚗 2 🚗 22sq 🏠



## PACKAGE INCLUSIONS:

- DEVELOPER & COUNCIL REQS
- FLOORING THROUGHOUT
- 20MM CAESARSTONE BENCHTOP TO KITCHEN
- OVERHEAD CUPBOARDS TO KITCHEN
- 20 DOWNLIGHTS
- BRICKWORK OVER WINDOWS
- COLOURED CONCRETE DRIVEWAY UP TO 40M2
- REMOTE TO GARAGE DOOR
- NBN PROVISIONS (EXCLUDES HUB)
- TOWEL RAILS & TOILET ROLL HOLDERS



**For enquiries please contact:**  
Jen Chua-Murray  
0455226316  
Simonds.com.au

Metro West  
VIC  
jen.chua-murray@simonds.com.au

