



**CAULFIELD 23A**  
NEWPORT

4   
 2   
 2   
 978sqm   
 209sqm

**Lot 101 Hams Rd  
WAURN PONDS  
(The Grange)**

**\$996,227**

**Single Storey Inclusions**

- 12-month maintenance period
- Fixed Price Site Costs, Developer & Council Requirements
- Double Glazed Windows & Doors
- 2550mm High Ceilings Throughout
- Downlights Throughout
- Quality Floor Coverings throughout
- Concrete Driveway & Porch (to. 35sqm)
- SMEG 900mm appliances & Dishwasher
- Solar PV System

**FIXED PRICE H&L PACKAGE**



**James Hill**  
james.hill@orbithomes.com.au  
0458 588 078

Orbit Homes Australia Pty Ltd " CDB-U 50505 " Orbit Homes Queensland Pty Ltd QBSA LIC 716019 " Facade illustrations serve as a guide only, excluding upgrades like feature stone & tiles. Refer to facade guide for inclusions. Images for visual purposes; upgraded fixtures & fittings may incur additional costs. Contact sales consultant for details. Customer responsible for fencing and landscaping post-handover. Excludes power & telephone connection fees. Prices subject to change; not combinable with other offers. Progress payments during construction. Excludes stamp duty & costs. House & land package price may include developer incentives, rebates, and builder referral fees, subject to change at the discretion of the land developer.