



**The Grange Estate**  
Hams Road, Waurn Ponds  
Lot 102

**Facade:** Tide

**House:** 23.27 sq **Land:** 854 m2

4  
 2  
 3  
 2

## Forest 23

### Inclusions

- Bluescope Steel House Frame
- Colorbond Roof with Sarking
- 7 Star Energy Efficient
- European-styled (uPVC) Double Glazed Windows & Doors
- Tiled Splashback to Kitchen
- Range of Colour Schemes
- Flyscreens with Aluminium Mesh
- Remote Garage Door with Openers
- Bushfire Compliance up to BAL 12.5
- 50 Year Structural Guarantee
- 2550mm Ceiling Height
- Developer Guidelines Included
- Laminate Flooring & Carpet Throughout
- Site Costs Allowance Included



### Contact:

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\*Conditions apply. Speak to your New Home Advisor for further details