



**The Grange Estate**  
Hams Road, Waurn Ponds  
Lot 103

**Facade:** Tide

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

4 2 3 2

## Forest 23

### Inclusions

- Truecore Steel House Frame
- Colorbond Steel Roof (with Sarking)
- High Performance (uPVC) Double Glazed Safety Glass Windows & Doors
- 7 Star Energy Efficient to all orientations
- 7 x 440w Panels & 3KW Inverter (single phase)
- Bushfire Compliance to BAL 12.5
- 50 Year Structural Guarantee
- NCC Compliant
- Range of stylish colour schemes
- Overhead Cabinetry to Kitchen
- Tiled Shower Bases
- Laundry Cabinetry
- Remote Garage Door with Openers
- 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