

HOUSE & LAND

THE GRANGE ESTATE

ARDEN HOMES

\$1,245,624*

Lot size: 854m²

Lot width: 28m

Fullerton 36

MONTANA FACADE

Lot 104 Hams Road

WAURN PONDS VIC 3216



4



2



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WHAT YOU GET

- 7-star energy rating complies with best orientation standard plan
- 90mm Supaloc steel frame manufactured from Australian made TRUECORE® steel
- 6.6KW grid connected solar PV system installed to roof
- COLORBOND® steel roof and panel lift garage door with remote control and two transmitters
- Single phase 7KW smart electric vehicle charger
- Haier ducted reverse-cycle heating and cooling with 2 zones to all living areas and bedroom
- Double glazed sliding doors with aluminium frames to all sliding doors
- Timber look laminate flooring to entry, kitchen, dining, pantry and living zone (ground floor only)
- 40mm edge Caesarstone Mineral™ to island bench from the Arden Select Inclusions range
- 20mm Caesarstone Mineral™ to rear cooktop run from the Arden Select Inclusions range
- 2550mm ceiling height to single storey homes and ground floor to double storey homes
- Fisher and Paykel 900mm appliances

CALL US TODAY
03 8787 1300

EMAIL US
hello@ardenhomes.com.au
Luke Rounds
499789343

VISIT WEBSITE FOR MORE
ardenhomes.com.au

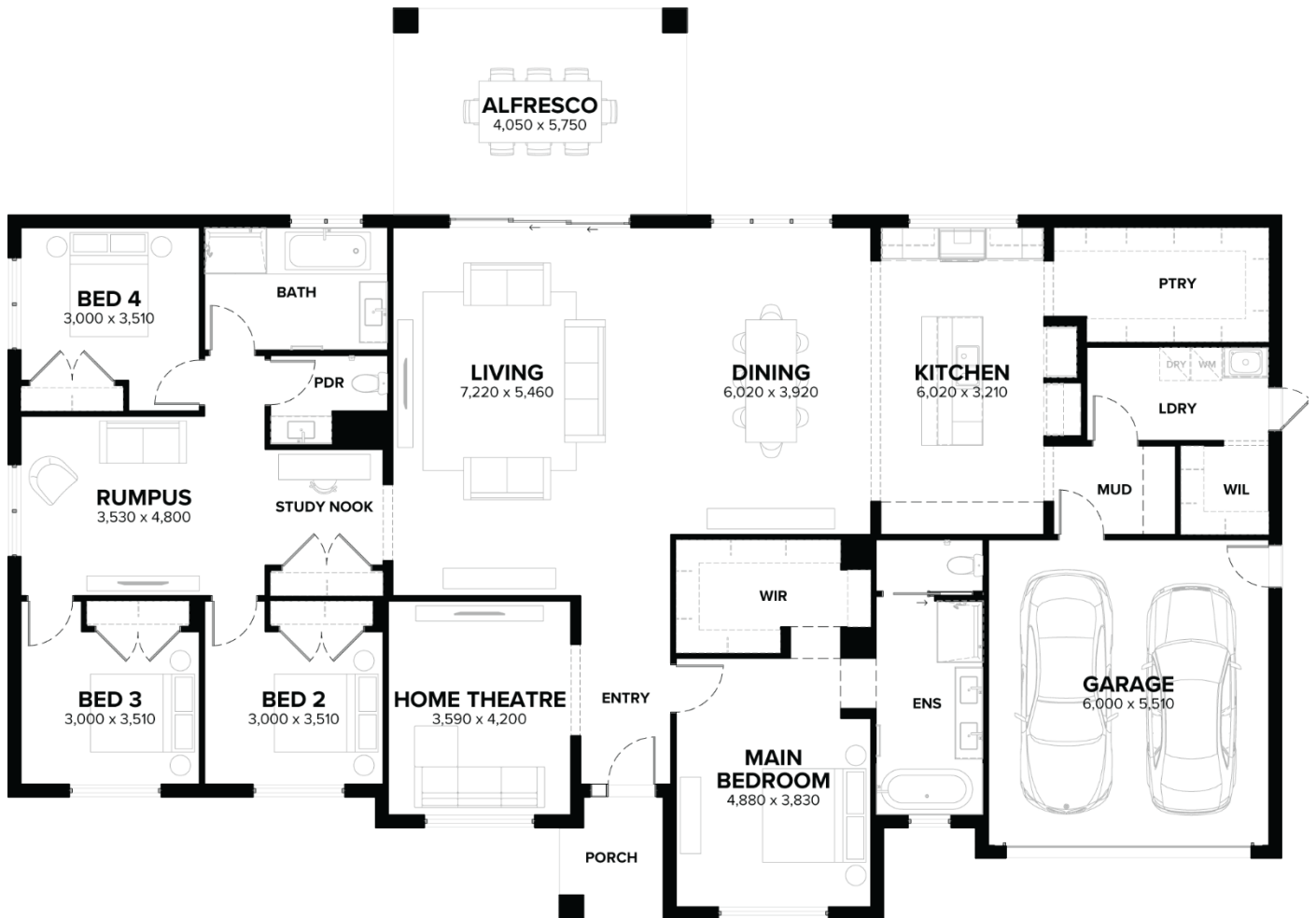
CHAT TO ONE OF OUR CONSULTANTS ABOUT THIS MONTH'S OFFER

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**SCAN FOR MORE HOUSE &
LAND PACKAGES**

TERMS & CONDITIONS: Arden Homes will provide a construction contract for the house and separately the owners will enter into a contract to purchase land directly from the landowner. This advertised offer is subject to availability, statutory approval and a successfully settled land contract. Arden Homes reserves the right to change prices or inclusions advertised without notice. For more detailed home pricing, including details about the standard inclusions for the house and optional upgrades and variations, please talk to one of our Building & Design Consultants. Images shown in this brochure may depict upgraded fixtures, finishes and features including items not supplied by Arden Homes such as alfresco decking, internal and external fireplaces, window and house furnishings and landscaping. For detailed information regarding this package, please talk to one of our Building & Design Consultants or visit ardenhomes.com.au. Copyright 2026 Arden Homes Pty Ltd ABN 68 146 213 970 (CDB-U 482 76). VIC Architect Reg No. 801466.