

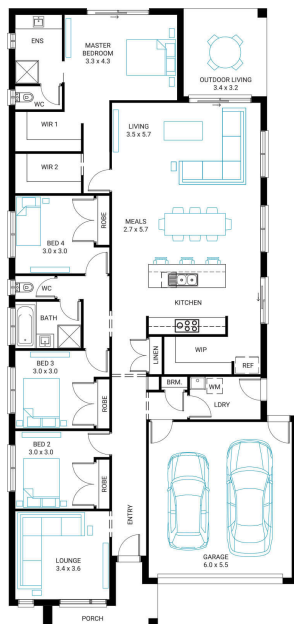


## Albany 25

4 2 2

**Address**  
Lot 322, Kingbird, Botanic Ridge, 3977

**Facade** Country  
**Lot Width** 12.5  
**Lot size** 437 m<sup>2</sup>  
**House size** 236 m<sup>2</sup>



### Available Structural Options

Fifth Bedroom, Theatre Room, Additional Master Suite, Butler's Pantry, U Shape Kitchen, Study, Rear Flip,

### Your Inclusions

- 'H' class waffle concrete slab
- Double glazing throughout
- Insect Screens with fibreglass mesh throughout
- Dimmable LED downlights to main Living areas
- Flooring throughout (tiles and carpet)
- 'Quantum Quartz' engineered stone benchtops with 20mm edge profile
- 900mm Kitchen Appliances
- Laminate overhead cupboards with concealed rangehood to Kitchen
- Tiled shower bases to Bathroom and Ensuite
- Gas ducted heating
- 'Colorbond' sectional overhead door with automated lifter and remote controls
- Solar PV system
- 25-year structural guarantee
- 12-month maintenance period
- 7-Star energy rating compliance
- Trusted New Home Builder in Melbourne, Victoria for over 25 years

Package Enquiries  
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