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Lot 92 | The Grange, Timbertop Estate  
Officer 595m2

4+ bed, 3 living, 3 bath, 2 car



### Yarralea 30

### HOUSE AND LAND PACKAGE \$764,650

Price includes

- Site Work Allowance
- Yarra Lea Facade
- National Broadband & Recycled Water Connections
- Roof Pitch Maximum 25 Degrees
- 450mm Eaves
- 20mm Stone Benchtops to Kitchen
- Stainless Steel Kitchen Appliances inc Dishwasher
- Timber Laminate Flooring to Living Room
- Coloured Concrete Driveway



To Fit Frontage ≥ 12.5m



**Russell Carelse**  
Sales Consultant  
**0413 285 580**

russell@yarrabankhomes.com.au

This floorplan is subject to obtaining the following information, Final Working Drawings, Soil Report, Energy rating Report, Engineering Plans and Developer Approval (if required). NOTE: Sewer, Water, Gas, Stormwater and underground electrical pit to be made available by the client if not already available. This proposal includes the Builders Standard Specifications which are included herein, all pricing and items are subject to availability and may be modified within reason by the Builder with notice given to the building owner. Images are for illustration purposes only and may not represent the outcome for your new home exactly but are an indication based on what has been built by the builder previously.