

Limited time—

# Premium Home & Land Package

Outstanding  
Boutique quality at  
an even better  
price!

Limited release:  
December  
only!



Image for illustrative purposes only. Please refer to the disclaimer below for pricing and specification details. ^

## Valencia 32



Lot 2003 Cliveden Drive, Timbertop Estate - Officer

Package from: **\$544,847**

- ✓ Stylish Modern façade Land 512m<sup>2</sup>
- ✓ Quality floor coverings throughout
- ✓ Westinghouse 900mm oven, cooktop and rangehood
- ✓ 20mm Caesarstone kitchen benchtops
- ✓ Overhead cupboards adjacent to rangehood
- ✓ Tiled splashback
- ✓ 2550mm high ceilings
- ✓ Robes to all minor bedrooms
- ✓ Quality sliding doors to outdoor living
- ✓ Aluminum flyscreens to all openable windows
- ✓ Double garage with two remote controls
- ✓ 25 year structural guarantee
- ✓ 12 month service warranty



MANY MORE PACKAGES AVAILABLE IN OVER 30 OF MELBOURNE'S BEST SUBURBS

Enquiries **Sam Larkins 0412 967 940**  
[boutiquehomes.com.au](http://boutiquehomes.com.au)

**boutique**  
make it yours

Floorplan is based on a Modern façade, Modern façade shown and included in price. ^Facade image is an artist impression for illustrative purposes only and may show decorative items not included in the base price including driveway, path, fencing, landscaping, timber windows, feature front entry door, coach lights, furnishings and upgraded garage door and roof coverings. Please contact a New Homes Consultant for house specific drawings and any further information regarding the pricing and specification of this home. Block and building dimension may vary from the illustration and the details shown. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The land price does not include transfer duty, settlement costs or any other fees or disbursements associated with the settlement of the land. Package is subject to availability and indicative only. Prices may vary and be subject to change once all site works, engineering and developer guideline requirements are completed and the current market value of the land and other relevant costs are taken into consideration. ABN Group Victoria and the owner of the land reserve the right to change their prices without notice. (December, 2015)