

# kingsbridge HOMES

Skylark Rise  
Lot 203 Raptor Place Melton South  
Lot size: 490m<sup>2</sup>

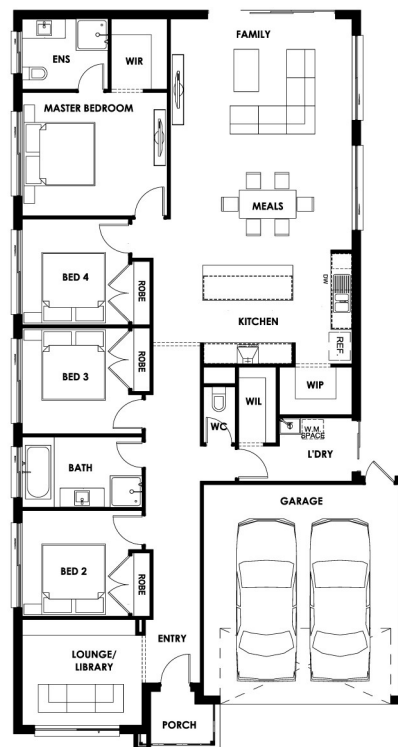
\$698,620\*

Newbury 22  
Airlie facade



## Direct PACKAGE INCLUSIONS

- ✓ Fixed site cost
- ✓ 20 mm stone with 40mm edging to kitchen benchtops
- ✓ LED downlights pack
- ✓ High ceiling 2590mm
- ✓ 900mm kitchen appliances
- ✓ Soft close cabinets
- ✓ Wider 920mm front entry door
- ✓ Timber Laminate flooring to main areas & Carpet to rest of the house
- ✓ Rendered AAC Cladding, Bricks optional



For all enquiries contact: Rajan Gauba on 0488 004 033  
rgauba@kingsbridge.com.au

**kingsbridge.com.au**  
**1800 897 876**

\*Please refer to the Sales Consultant for floorplans and further product details. Package current as at 6/02/2024. Package price based on standard floorplan, builder's nominated facade and builder's preferred siting. All house and land packages are subject to developer's final approval. \*\$10,000 First Home Owner Grant already been deducted from the price. A second Regional Grant of \$10,000 may be applicable. Any non-standard requirements of the Developer and any other authority will be an additional cost to the Package Price. Land prices and availability are subject to change without notice. Package price listed includes site costs allowance of class M concrete waffle slab with up to 300mm of fall over the building area of a maximum of 450m<sup>2</sup> and 6 metre setback. Package price does not include government charges (ie. stamp duty) and legal costs. Plans are exclusively owned by Kingsbridge Homes and shall not be copied, distributed or altered, without the written permission of Kingsbridge Homes. Kingsbridge Homes reserves the right to change package details, prices or substitute the make, model and/or type of any of the above products, specifications, inclusions or promotion without notice or obligation. Images are for illustrative purposes only and may not represent standard inclusions. Please refer to final contract documents and final working drawings for exact details. E&OE. Kingsbridge Homes. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is a completed "like design", not the actual lot for sale. Façade finishes and colours may vary. Images are artist's impressions only.