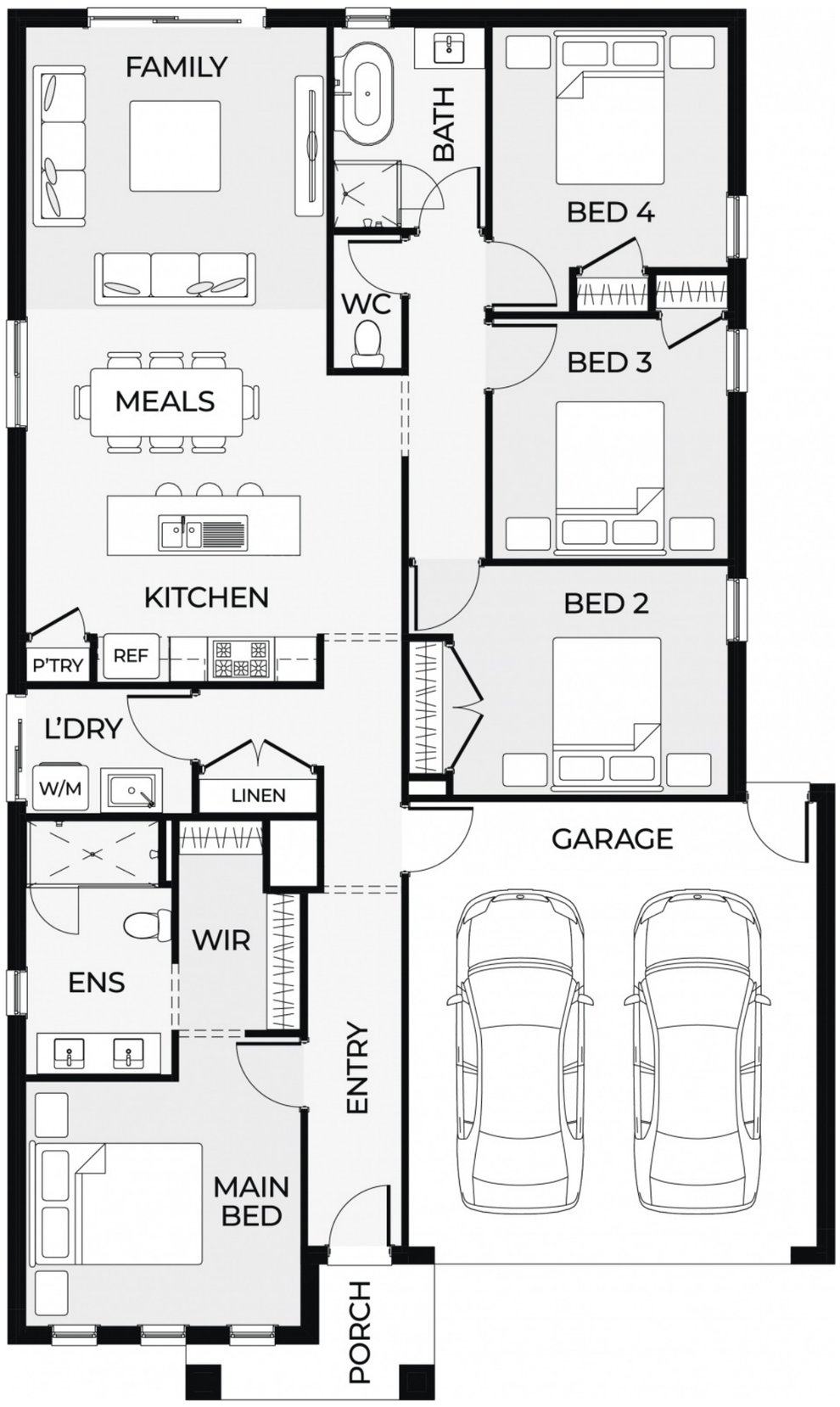
FIXED PRICE HOUSE & LAND





$626,782*

FIRST HOME BUYERS PRICE **$616,782^**

Price includes standard floorplan with Yarra facade.

$888 preliminary fee to secure the home price

Lirello 2-20

4 2 1 2

19.88 sqs | 184.68m²

Lot 601, Balmain

Land Size: **313m²**

INCLUSIONS

- 7 Star Energy rating compliant to the standard form and best house orientation[§]
- Double glazed windows
- 4kw solar system (design specific)
- Up to 36m² Driveway colour through concrete[+]
- Fixed site costs and connections
- Quantum zero benchtop & overhead cupboards to kitchen
- 900mm appliances & dishwasher to kitchen
- Choice of tiles or timber-look laminate flooring
- 20 down lights to the home
- Your choice of façade option[s]
- Colorbond roof
- 25-year structural guarantee
- Prep room (design specific)
- Council & developer requirements

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[*]Price is based on the standard floorplan and façade shown. Package price is based on Eight Homes' preferred siting of the home on the block. [s]Choose from the nominated façade options: single-storey: Yarra, Xen, Ivy or Hazel; double-storey: Lawson or Huxley. Changes or upgrades to the floorplan, façade or windows, including window size or additional windows, cost extra. [§]Speak to your Sales Consultant about how the home suits your block and how any changes may affect the home's energy rating. Subject to developer design review panel approval. Images are for illustrative purposes and are a guide only. Furniture, décor, landscaping and decking are not provided by Eight Homes. Refer to the house and land inclusions and house-specific working drawings for full details. Eight Homes may change prices and promotions without notice. [^]Available to first home buyers eligible for the state government First Homeowners Grant. For details visit www.sro.vic.gov.au. [**]Reflects turnaround time from Sales Accept to Contract for all greenfield projects. Eight Homes CDB-U 48528.