

# FLOW 16



3



1



2



2



Artist Impression

HOUSE AND LAND PACKAGE \$642,700

Lot 1328, Worn Road,  
Charlemont VIC 3217

HOUSE DETAILS

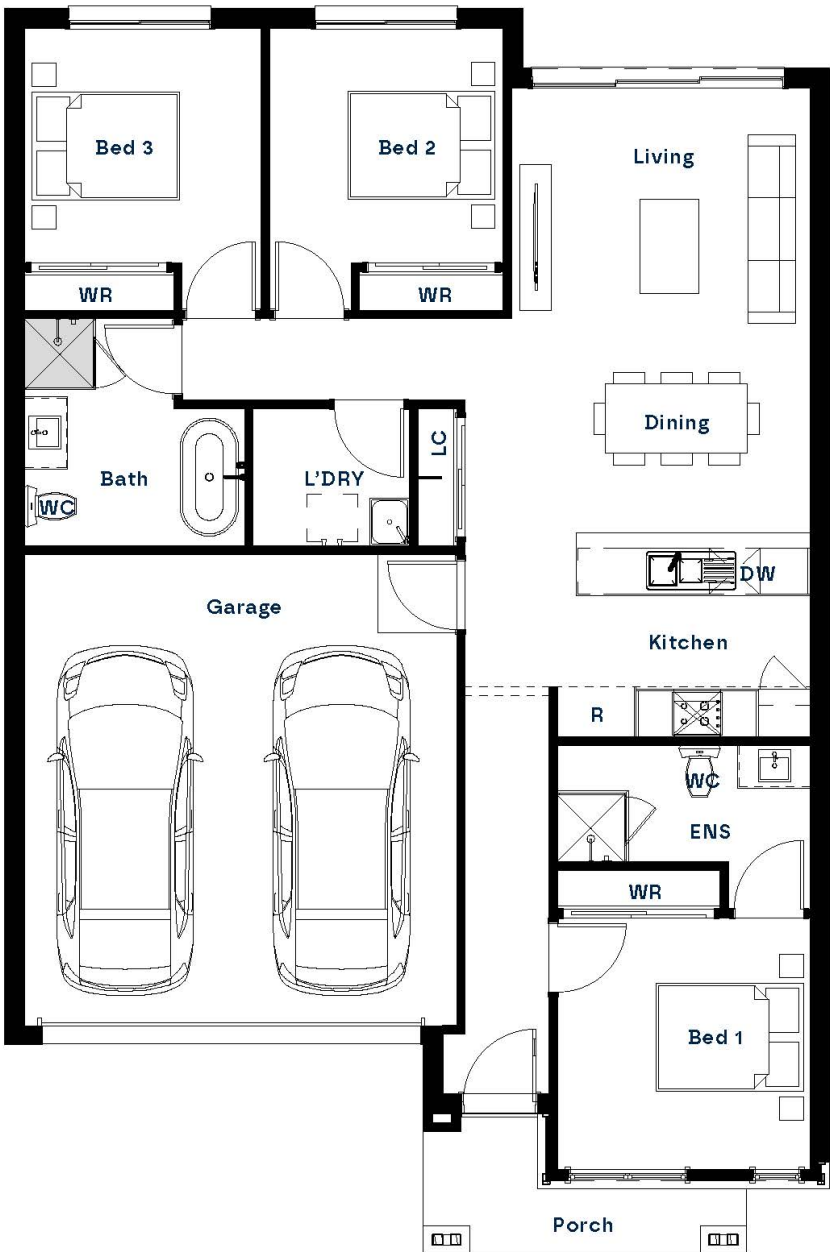
Design: Flow 16  
Facade: Aspect  
House Size: 146.96m<sup>2</sup>

LAND DETAILS

Estate: The Reserve, VIC  
Lot #: 1328  
Lot Width: 12.5m  
Lot Depth: 22m  
Lot Area: 275m<sup>2</sup>  
Land Titled: Q3 2027

INCLUSIONS

- Technika stainless steel appliance package
- Fixed site cost
- 20mm stone benchtops to kitchen, ensuite and bathroom
- Undermount kitchen sink
- Full LED lighting package, island pendant & ceiling fans
- 7-Star energy rating
- Timber-look laminate to living areas, carpet to bedrooms & tiles to wet areas
- Colorbond sectional overhead garage door with remote opener.
- Split system to the Living area.
- 12 Months coverage with RACV Emergency Home Assist



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