



**FLOOR COVERINGS THROUGHOUT**



**MALVERN 20B**  
MANHATTAN

828sqm 181sqm 4 2 2

**Lot 6631 Marlena Street TRUGANINA (Westbrook Estate)**

**FIXED PRICE H&L PACKAGE**

**\$706,208**

- Single Storey Inclusions
- 12-month maintenance period
- Fixed Price Site Costs, Developer & Council Requirements
- Double Glazed Windows
- 2550mm High Ceilings Throughout
- Downlights Throughout
- ILVE 900mm Stainless Steel Appliances & Dishwasher
- Quality Floor Coverings throughout
- Concrete Driveway & Porch (to. 35sqm)

Garage	35.94sqm
Porch	4.26sqm
<b>Total Area</b>	<b>19 sq (181sqm)</b>



Orbit Homes Australia Pty Ltd " CDB-U 50505 " Orbit Homes Queensland Pty Ltd QBSA LIC 716019 " Facade illustrations serve as a guide only, excluding upgrades like feature stone & tiles. Refer to façade guide for inclusions. Images for visual purposes; upgraded fixtures & fittings may incur additional costs. Contact sales consultant for details. Customer responsible for fencing and landscaping post-handover. Excludes power & telephone connection fees. Prices subject to change; not combinable with other offers. Progress payments during construction. Excludes stamp duty & costs. House & land package price may include developer incentives, rebates, and builder referral fees, subject to change at the discretion of the land developer.

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