



Riverdale 254

\$755,768

Lot 712 Botanical Boulevard - Maple Grove Pakenham 3810 VIC4  **2**  **2** 

Mimosa Home & Land – True Value!

Enquire with Adam today on 0439 779 909

The Riverdale 254 is packaged on a 400 m² lot facing west in Maple Grove, Pakenham East.

- Confidence: 50-Year Mimosa Homes Structural Warranty
- Fixed site costs
- Built-in oven
- Heat pump
- Timber-Look Laminate, Carpet, and Floor tiles
- Semi-floating vanities (double to ensuite) & tiled shower bases
- Quick-slide robe doors
- Internal garage access with 2 garage door remotes
- 7-Star Energy Rating: 2 Split-system or evaporative cooling systems
- 2 TV points, 2 phone/data points. Towel & toilet-roll holders included
- Termite Management System—Part A (slab), Part B (external)
- BAL 12.5 if required
- Recycled Water
- Eligible first-time home buyers can take advantage of no stamp duty and a \$10,000 government grant.

Disclaimer:

All plans & facades are provided for illustrative purposes only & are subject to change. Mimosa Homes reserves the right to modify plans, specifications & prices without prior notice. Package prices are based on a standard facade, standard inclusions & the availability of suitable land. Some developer or estate requirements may not be included. Images of facades and inclusions may show non-standard items that are not part of the package price. All dimensions provided are approximate. Landscaping, fencing, decking, planter boxes, driveways, and pathways are not included unless specifically stated. Home designs may need to be adjusted to comply with applicable regulations. *Site costs subject to review.



Area Details

Land Size: 400sqm
Building Size: 234sqm

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Disclaimer: Land availability and pricing is subject to the development availability. Mimosa Homes reserves the right to amend specifications and price without notice. All plans and facades are indicative concepts only; and are not intended to be accurate depictions of the building, fencing, paths, driveways, or landscaping and are not necessarily to scale. All dimensions are approximate (refer to working drawings). Package prices are based on standard facades and standard inclusions.