



Newham 196

\$673,670

Lot 730 Botanical Boulevard - Maple Grove Pakenham 3810 VIC4  2  2 

Mimosa Home & Land – True Value!

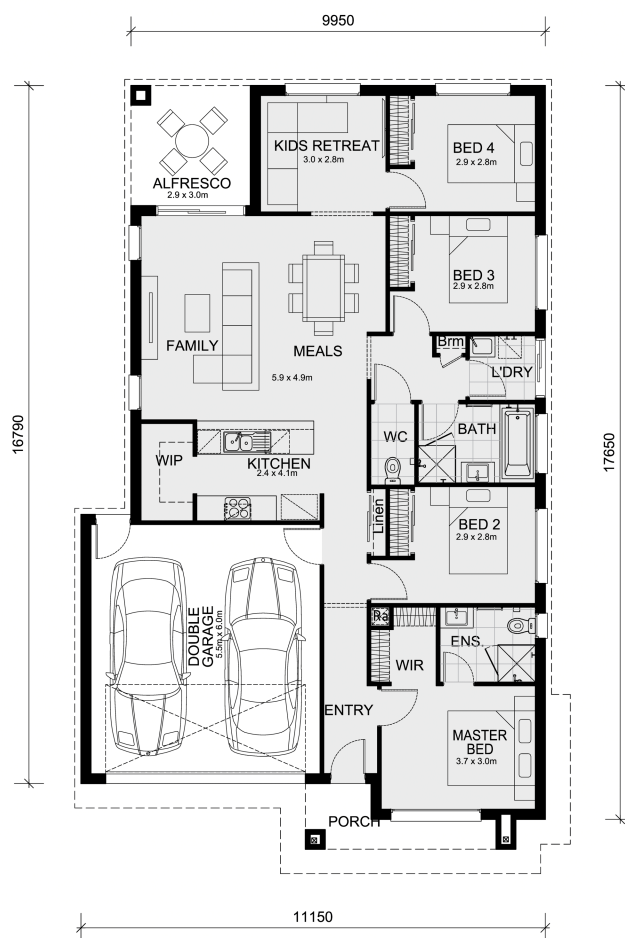
Enquire with Adam today on 0439 779 909

The Newham 196 is packaged on a 350 m² lot facing east in Maple Grove Estate in Pakenham East.

- * Fixed site costs—only \$3,500 (limited-time offer)
- * 7-Star energy rating with 2 Split Systems for Heating & Cooling
- * Heat Pump
- * Built-in oven
- * Recycled Water
- * 2590mm to the ground floor
- * Induction Cooktop
- * Floor coverings throughout: laminate, carpet, and tiles
- * Towel and toilet roll holders
- * Internal garage access door
- * 2 remote controls + 1 wall-mounted control for the garage
- * Termite Protection:
 - * Part A: All slab penetrations
 - * Part B: External perimeter with Home Guard Blue barrier
- * BAL 12.5 bushfire compliance (if required)
- * Occupational Health & Safety requirements
- * Crossover asset protection
- * Re-establishment survey
- * Sewer tie cut-back (if required)
- * Eligible first-time home buyers can take advantage of no stamp duty and a \$10,000 government grant.

Disclaimer:

All plans and facades are indicative only and may change. Mimosa Homes may amend plans, specifications, and prices without notice. Package prices are based on a standard facade, standard inclusions, and suitable land availability, excluding developer/estate requirements. Facade and inclusion images may show non-standard items not included in the price. Dimensions are approximate. Landscaping, fencing, decking, planter boxes, driveways, and paths are excluded unless specified.



Area Details

Land Size: 350sqm
Building Size: 183.4sqm

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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.