



**FIXED PRICE**

# HOUSE & LAND

# \$1,125,635\*

**MODEINA ESTATE – BURNSIDE**  
Lot 3435 Bardot Way  
Burnside VIC 3023

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**Balmoral 38 Verve Façade**  
(Inspirations Series 5)  
Home size: 38.07sq Land size: 448.00m<sup>2</sup>

- ✓ 7 Star Energy Rating
- ✓ Fixed Site Costs
- ✓ Developer/Estate Covenant Requirements
- ✓ Water Tank
- ✓ NBN/Opticomm/Redtrain/Multinet/CNT Corp. connection
- ✓ 2730mm ceiling height to ground floor of double storey home
- ✓ Remote control to garage door
- ✓ 900mm Stainless Steel Appliances
- ✓ Gas ducted heating
- ✓ Evaporative cooling
- ✓ Current Promotion
- ✓ Series 1 timber-look laminate flooring to Entry/Kitchen/Meals/Family
- ✓ Carpet to remaining areas
- ✓ Lockable internal access door from garage
- ✓ Overhead cupboards with bulkhead above to kitchen
- ✓ Designer mixer tapware throughout
- ✓ Feature Render
- ✓ Brick Infill to Garage
- ✓ 40mm Caesarstone benchtops to kitchen
- ✓ 20mm Caesarstone benchtops to bathroom and ensuite



Go to [dennisfamily.com.au](http://dennisfamily.com.au) or call **1800 DENNIS** for more information.  
Anik Kapoor 0448 321 524  
Reference HL0048579

\*Subject to land and build contracts for specified lot, available until sold. 1. Images not to scale and may differ from final built forms. 2. Landscaping, driveway, retaining walls, paving, decking, fencing, decorator items and furnishings not included. 3. Unless stated, site costs are not fixed, package price may increase depending on: rock removal and services connection costs, retaining walls, tree root mitigation, developer requirements, BAL zoning and other statutory requirements. 4. "Fixed site costs" packages include rock removal and services connection only, exclude retaining walls and tree root mitigation. 5. Price based on facade shown, excludes stamp duty, legal and transaction costs eg FIRB, finance fees. 6. Customers required to enter into a separate land contract with the land developer. 7. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. 8. Package not available in conjunction with any other promotions. 9. Additional options available, additional charges may apply. 10. Alternative facade options available additional charges may apply. ©2022, Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner CDB-U 49195 (Vic) and 173511C (NSW).