

Waterford

House & Land Package by Metricon Homes



Merrick 34 Yale

From **\$692,727***

Lot 3242 Red Baron Road, Chisholm
Land 544m² House 319m²

A truly beautiful home where you'll love to live.

Merricks Beach is one of the prettiest in the whole of Victoria. The new Merricks design ranges from 34 to 42 squares and certainly lives up to its namesake's attractive charm. This lovely family home is packed with thoughtful flourishes and touches. Four substantial bedrooms and ample entertaining areas are complemented by the luxury of a private study at the front of the home, a formal sitting room and huge upstairs leisure room. Walk-in pantry, walk-in linen closet – two in the larger format – this is truly a home with everything.

Land: \$248,000
House: \$444,727

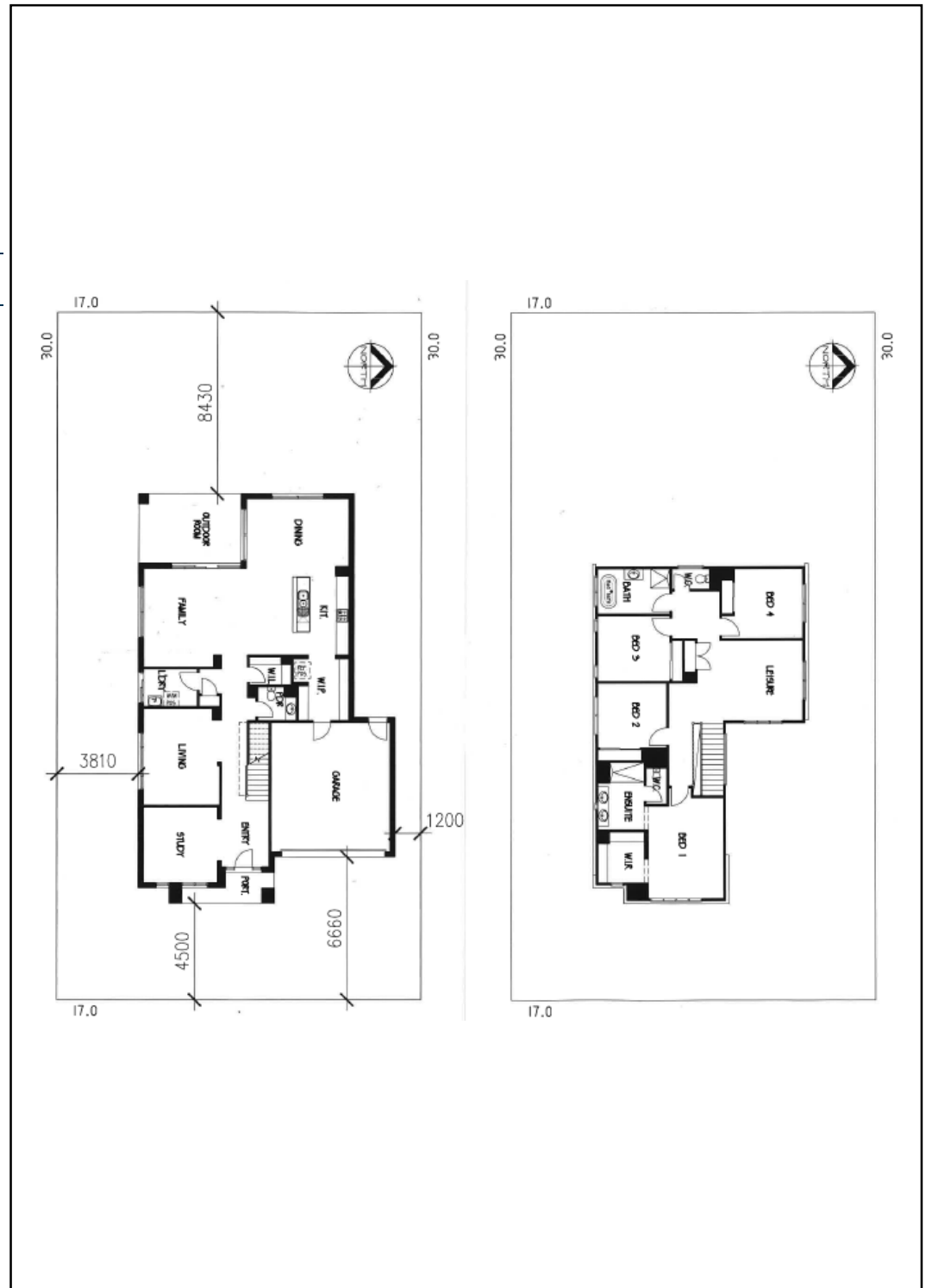
Features:

- Siteworks and Basix Allowance
- Lifetime structural guarantee#
- Steel frame
- Colourbond roof
- Reverse cycle ducted air conditioning
- R4.0 ceiling insulation & R2.0 external wall insulation (excludes garage)
- 450mm eaves
- Floor coverings throughout
- Concrete driveway and path
- Overhead cupboards to kitchen
- Caesarstone® benchtops to kitchen
- Caesarstone® benchtops to bathrooms
- Upgraded stainless steel appliances

Sales & Information Centre, 2 Settlers Boulevard, Chisholm
T: 1300 073 095 W: waterfordliving.com.au

Merricks 34 Yale 3242 Red Baron Road, Chisholm

Land	544m ²
House	
Living	262.22m ²
Outdoor	15.55m ²
Porch	4.52m ²
Garage	36.530m ²
Total	318.82m²



Images may include upgrade items and may depict fixtures, finishes and features not supplied by Freedom by Metricon such as landscaping, paths and fencing. Accordingly, any prices in this flyer do not include the supply of these items. *Price is based on Metricon's Freedom specification and standard inclusions. Package price excludes external lighting, telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. ^Typical Site cost allowance is included in the price. Additional site cost may apply if site survey and soil test indicates footings and site works different to those expected for the location. Floor plan is a representation of a Traditional façade unless otherwise stated. For detailed pricing and inclusions talk to a Metricon Sales Consultant. Land supplied by developer. Land Prices and availability are subject to change without notice. All home and land packages are subject to developer approval. Metricon reserves the right to alter the images or descriptions without notice. # For details on our Lifetime structural guarantee visit www.metricon.com.au/terms/structural-guarantee. *Air-con unit size, zones and outlets determined by home size and design. Tender must be accepted within 14 days of presentation for promotional offer to be valid. NSW Contractor's Licence: 174699C Package Printed Date: 11/10/2019. Build region: North Coast