



Price excludes: Fencing, Landscaping, Concrete pavers, Planter boxes, Decking

## \$1,345,415\*

LOT 4546 BLUEGATE STREET  
HILLS OF CARMEL  
BOX HILL

MIDDLETON 25  
YALE FACADE

BLOCK SIZE | 318.5M<sup>2</sup>



### PACKAGE INCLUDES:

THE MIDDLETON 25 WITH YALE FACADE BUILT TO OUR INDUSTRY LEADING BASE SPECIFICATIONS AND LAND, PLUS:

- ✓ Fixed site costs & BASIX
- ✓ Lifetime structural guarantee#
- ✓ Reverse cycle ducted air conditioning-
- ✓ Concrete driveway & path
- ✓ Caesarstone benchtops to kitchen
- ✓ Caesarstone benchtops to bathrooms
- ✓ Rainwater tank
- ✓ Developer requirements
- ✓ Fisher & Paykel 900mm cooktop, oven & rangehood
- ✓ Tiles or laminate floor coverings to main areas, carpets to remainder
- ✓ And much more...



**More home  
for less.**

**1300 METRICON** |  
[www.metricon.com.au](http://www.metricon.com.au)

**FREEDOM**

**m**  
metricon

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 tests indicate footings and site works different to those expected for the location. Floor plan is a representation of a Traditional façade unless otherwise stated. Changes to plans may have been made to suit council/developer requirements. Speak with your New Home Advisor for more details.. 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](http://www.metricon.com.au/terms/structural-guarantee). NSW Contractor's Licence: 174699C Package Printed Date: 21/09/2024. Build region: Sydney