

# HOUSE AND LAND Packages

**MELLROSS**  
Quality IS THE KEY TO YOUR NEW HOME



LOT 22 DONOHOE'S ESTATE, BOOROWA

**\$1,252,369\***

**Land:** 4900m<sup>2</sup> | **House:** 435.7m<sup>2</sup>



4



2.5



2

**AUGUSTA 436**

TRADITIONAL



35m



17.4m

We have partnered with Donohoe's Estate Boorowa to bring you the best of country living! Located just 90 minutes from Canberra, just over 30 minutes from Young and an easy 3hr 30 minute drive from Sydney, Donohoe's Estate combines idyllic country living and modern amenities. The Augusta 436 features 4 generous-sized bedrooms, an open plan Kitchen, Living, and Dining which adjoins a Grand Alfresco to take in those beautiful Country views. With the addition of a separate Rumpus and Media Room, there is space for the whole family. The Master bedroom is separate from the remaining bedrooms and adjoins a separate Lounge area.. the perfect parent's retreat!

## Standard Features

- 4 bedroom residence with 284m<sup>2</sup> of living + Double Garage + Grand Alfresco
- Traditional Facade with Verandah
- Large Island style kitchen with 20mm stone bench tops
- Butlers Pantry with 20mm stone benchtops
- 900mm Fisher & Paykel appliances
- 2740mm Ceiling Heights
- Reverse Cycling heating & cooling throughout all living area
- Floor to Ceiling Wall Tiles to Ensuite and Bathroom
- Lush Range floorcoverings throughout
- Electrical Pack Inclusion with Upgrade to 3-Phase power

[mellrosshomes.com.au](http://mellrosshomes.com.au)



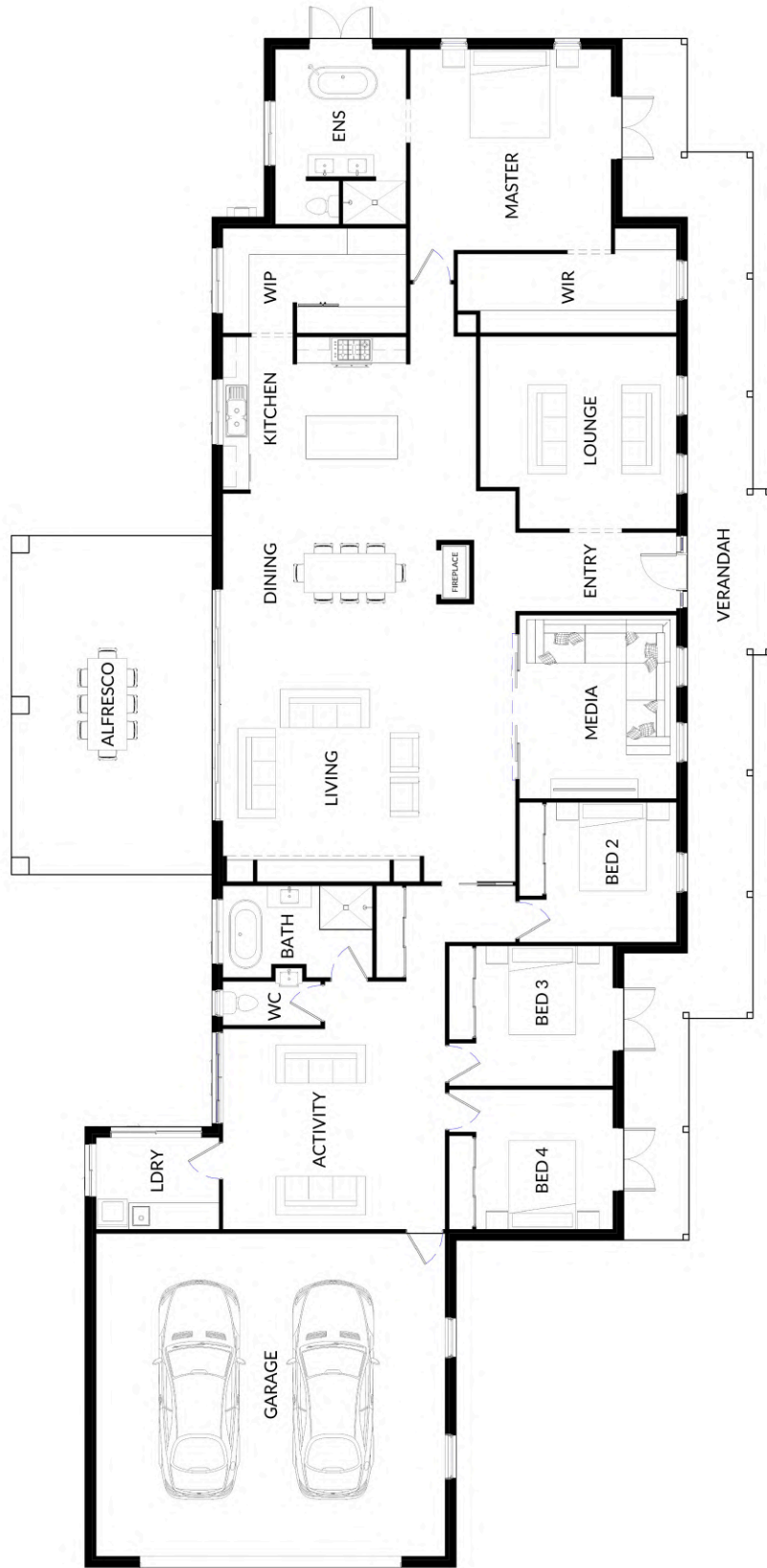
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\*Conditions apply to all packages: Mellross Homes will provide a construction contract for the house and the Owners are to separately enter into a contract to purchase land directly from the landowner. This advertised offer is subject to availability, statutory approval and a successful settled land contract. Mellross Homes reserves the right to change prices or inclusions advertised without notice. For more detailed home pricing, including details about the standard inclusions for the house and optional upgrades and variations, please talk to one of our consultants. Images shown in this brochure may depict upgraded fixtures, finishes and features including items not supplied by Mellross Homes such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping. All plans are the copyright works of Mellross Homes Pty Limited ABN 73 666 953 386, Licence number 451555C and no part may be reproduced or copied without prior written consent.