

HOUSE AND LAND Packages

MELLROSS
Quality IS THE KEY TO YOUR NEW HOME



LOT 129, LACHLAN RISE, GUNNING, NSW 2581

\$1,415,990*

AUGUSTA 436

TRADITIONAL

Land: 4075m² | **House:** 436m²



35m



17.4m



4



2.5



2

Located just moments from the Gunning town Center, Lachlan Rise Estate offers convenient access to essential amenities and services. With Goulburn only 30 minutes and Canberra just over 50 minutes, never has the work life balance been made easier. Mellross Homes is proud to present one of our crown jewels in our premier collection of homes.. The Augusta 436 features 4 generous-sized bedrooms, an open plan Kitchen, Living, & Dining, Media, Kids Activity, Lounge & Master retreat, the Augusta 436 is the perfect home for large families who value space and to enjoy both indoor and outdoor entertainment

Features + Upgraded Inclusions

- Fisher & Paykel appliances
- Daikin Reverse Cycle heating & cooling
- 20mm Stone Benchtops to Kitchen and Butlers
- Lush Range floorcoverings throughout
- Double glazing and upgraded insulation
- 2700mm ceiling height to remaining areas
- 100m² of Concrete Driveway

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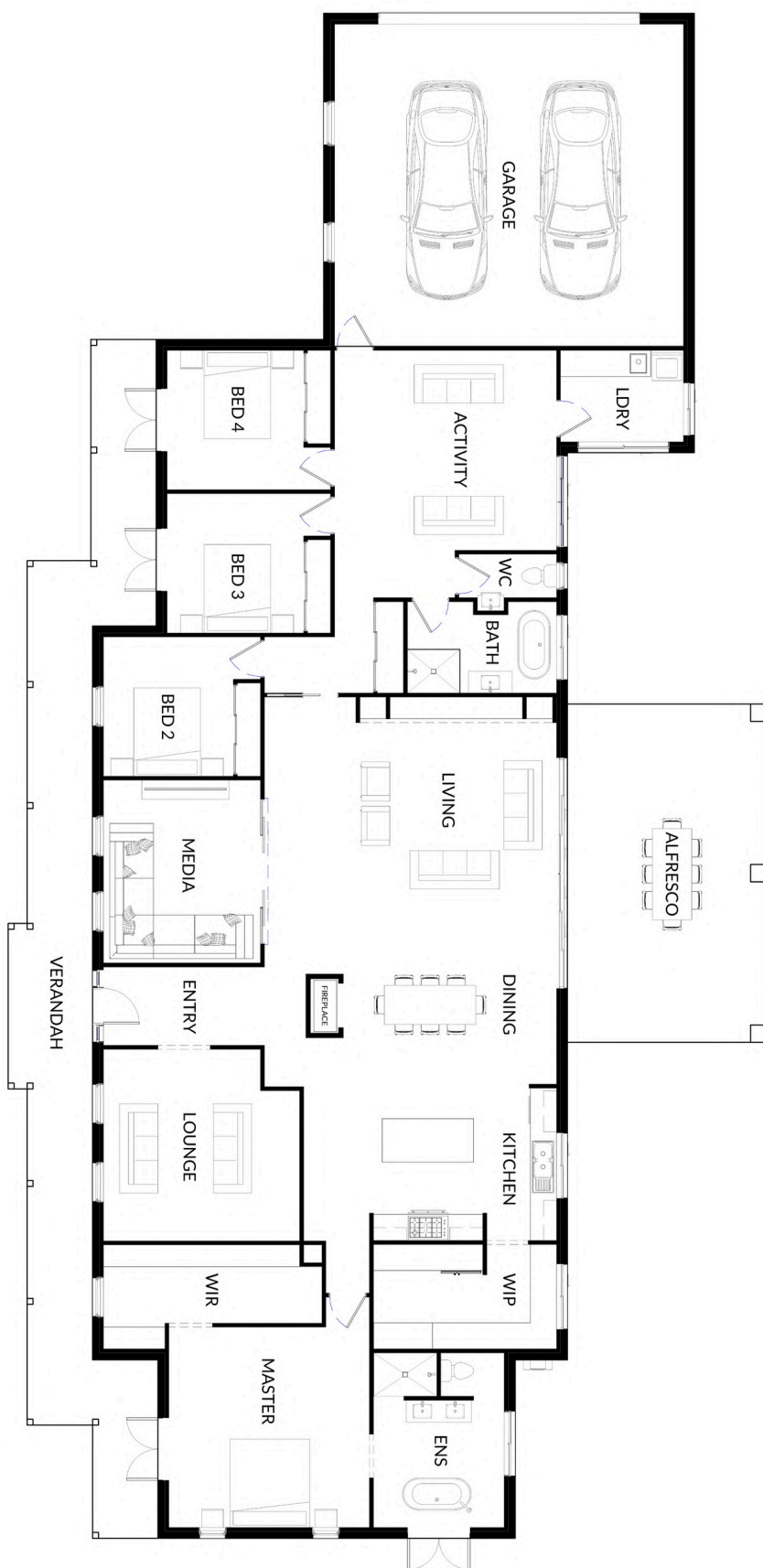
Mathew Mellross

General Manager

m: 0416 579 600

e: mathew@mellrosshomes.com.au

HOUSE AND LAND *Packages*



*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 Ltd ABN 73 666 953 386, Licence number 451555C and no part may be reproduced or copied without prior written consent.