



# MALVERN 20B

## MADRID

📏 312sqm
📏 181sqm
🛏 4
🚿 2
🚗 2

**Lot 1132 Kirner Road**  
**MELTON SOUTH**  
**(Maplewood Estate)**

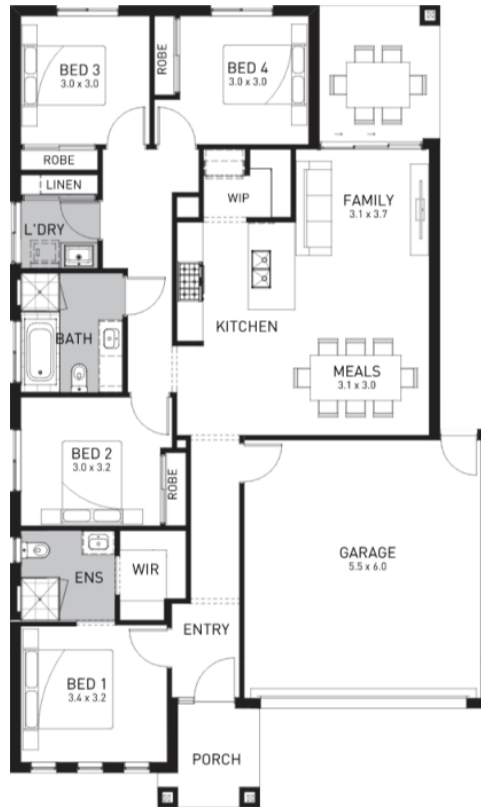
# FIXED PRICE H&L PACKAGE

## \$597,544

### Single Storey Inclusions

- 12-month maintenance period
- Fixed Price Site Costs, Developer & Council Requirements
- Double Glazed Windows
- 2550mm High Ceilings Throughout
- Downlights Throughout
- ILVE 900mm Stainless Steel Appliances & Dishwasher Quality
- Floor Coverings throughout
- Concrete Driveway & Porch (to. 35sqm)

Garage	35.94sqm
Porch	4.26sqm
<b>Total Area</b>	<b>19 sq (181sqm)</b>



Orbit Homes Australia Pty Ltd " CDB-U 50505 " Orbit Homes Queensland Pty Ltd QBSA LIC 716019 " Facade illustrations serve as a guide only, excluding upgrades like feature stone & tiles. Refer to facade guide for inclusions. Images for visual purposes; upgraded fixtures & fittings may incur additional costs. Contact sales Consultant for details. Customer responsible for fencing and landscaping post-handover. Excludes power & telephone connection fees. Prices subject to change; not combinable with other offers. Progress payments during construction. Excludes stamp duty & costs. House & land package price may include developer incentives, rebates, and builder referral fees, subject to change at the discretion of the land developer.

**Matthew Scarpino**  
 matthew.scarpino@orbithomes.com.au  
 0450 066 757