



# HOUSE & LAND

# \$996,281\*

**DUNHELEN — GREENVALE**

Lot 248 Verdenia Drive  
Greenvale VIC 3059

4 2 2 3 1

**Marsden 34 Verve Façade**  
(Inspirations Series 5)

Home size: 34.73sq Land size: 350.00m<sup>2</sup>

- ✓ 2KW PV Solar Panels System
- ✓ NCC 2022 Compliant
- ✓ 7 Star Energy Rating
- ✓ BAL 12.5 inclusions
- ✓ Site Costs Allowance
- ✓ Developer/Estate Covenant Requirements
- ✓ Recycled water connection
- ✓ NBN/Opticomm/Redtrain/Multinet/CNT Corp. connection
- ✓ Remote control to garage door
- ✓ 900mm Stainless Steel Appliances
- ✓ Technika dishwasher
- ✓ Gas ducted heating
- ✓ Evaporative cooling
- ✓ Floor Coverings
- ✓ Current Promotion
- ✓ 35m<sup>2</sup> of colour-through concrete to driveway and portico
- ✓ Feature Render
- ✓ Brick Infill to Garage
- ✓ 40mm Caesarstone benchtops to kitchen
- ✓ 30 downlights



**DUNHELEN**  
GREENVALE

Go to [dennisfamily.com.au](https://dennisfamily.com.au) or call  
**1800 DENNIS** for more information.

Abin Paul 0439 294 947

Reference HL0049408

\*Subject to land and build contracts for specified lot, available until sold. 1. Images not to scale and may differ from final built forms. 2. Landscaping, driveway, retaining walls, paving, decking, fencing, decorator items and furnishings not included. 3. Unless stated, site costs are not fixed, package price may increase depending on: rock removal and services connection costs, retaining walls, tree root mitigation, developer requirements, BAL zoning and other statutory requirements. 4. "Fixed site costs" packages include rock removal and services connection only, exclude retaining walls and tree root mitigation. 5. Price based on facade shown, excludes stamp duty, legal and transaction costs eg FIRB, finance fees. 6. Customers required to enter into a separate land contract with the land developer. 7. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. 8. Package not available in conjunction with any other promotions. 9. Additional options available, additional charges may apply. 10. Alternative facade options available additional charges may apply. © 2022. Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner CDB-U 49195 (Vic) and 173511C (NSW). © 2019. Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner CDB-U 49195 (Vic) and 173511C (NSW).