



**St.GERMAIN**  
a place like no other



Images shown are for illustrative purposes only and may not represent the final product such as lighting, window furnishings, timber look garage door & timber windows. Façade details including entry door and window sizing may vary between house types. Pricing also excludes features such as fencing, landscaping, letterbox, decking, driveway and any notable features of the façade. Please speak with your sales consultant for further details.

**LOT 1421**  **4**  **2**  **2** **LAND SIZE: 400m<sup>2</sup> 33.97sq** **FRONTAGE: 12.5m**

# AVALON 3512

## \$683,322\*

- DEVELOPER AND COUNCIL REQUIREMENTS
- PART A & B TERMITE PROTECTION
- 450MM EAVES TO FACADE
- SECTIONAL LIFT GARAGE DOOR
- KEYED WINDOW LOCKS TO ALL OPENABLE WINDOWS
- TECHNIKA 900MM STAINLESS STEEL



Call Jamal Chahbi on 0433 315 068  
to discuss your new home at St Germain.  
[stgermain.net.au](http://stgermain.net.au)

All Fixed Price Home and Land packages are subject to Developer and Council approval and is based on Simonds standard floor plan with preferred siting (without alterations). Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. This package applies to VIC New Living range only. Please speak with your sales consultant for further details. Pricing is current at 19/07/2018.