

# Lot 194, Pembrey Loop,, Cowes, Vic 3922

**metricon**

## House For Sale

Wednesday, 3 July 2024

Lot 194, Pembrey Loop,, Cowes, Vic 3922

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 423 m2**

**Type: House**



Michelle Goddard

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**\$779,145**

At Metricon, we understand that great design is the sum of many parts, and for over 47 years, our mission has been to create homes where you truly love to live. From the moment you step inside, you can't help but be impressed by the sleek modern design and wide-open, light-filled spaces of our 7-Star energy efficient home. We build beautiful and sustainable designed homes without the architect-designed price, our package includes:

- 7 star energy rating
- Lifetime Structural Guarantee#
- Personalised Studio M experience
- Flooring coverings throughout
- Large 900 wide stainless steel appliances
- 20mm Stone countertops
- BAL Requirement^
- Fibre Optic Package
- Concrete driveway (Up to 35m2)
- Developer and Council requirements^
- Site Cost Contributions
- Stunning Façade & Eaves to façade
- Aluminium double glazed windows
- Selection of colours across bricks and roof tiles
- Titled shower base

At Metricon, we aim to provide you with innovative yet practical home designs that are designed to grow with your family's requirements well into the future. Since 1976, our design philosophy has remained the same - to design stunning homes where you'd love to live and which celebrate the diversity of Australian family life.

\*Price excludes upgrade items above standard specification such as feature render and bricks, front entrance timber decking, front entry door, brick infills above garage, external lighting, fencing, concrete paths and driveway. Facade Image may also contain items not supplied by Metricon, namely landscaping and planter boxes. Aluminium double glazed windows are subject to specific home design, refer to plans. Floorplan may not reflect developer guidelines and depicts the base Facade. Package is correct at time of publication, availability, images, inclusions and prices are subject to change due to circumstances that may affect the price as set out in the building contract (including the land registration date not being met), changes in local, state or federal government laws and developer approval. Land is supplied by developer, land prices and availability are subject to change without notice. Advertised Package Price is based on Metricon's Freedom standard inclusions, any additional inclusions listed, Metricon's preferred siting of the home and the expected land titling date as notified by the developer and is subject to Metricon's price hold expiry date by which the owner must include essential information to Metricon to commence construction, including land title. Package price excludes customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Typical site costs allowance is included in the price, additional site costs may apply if site survey and soil tests indicate footings and site works different to those expected for the location. Additional costs may incur if there are bushfire, wind rating or acoustic requirements. For more information on pricing and inclusions please speak with a Metricon New Home Advisor. Newfield Real Estate Pty Ltd ACN 159 312 722, Licence number 028051L. VIC Builder's Licence: CDB-U 52967 #For details on our Lifetime structural guarantee and other terms and conditions visit [www.metricon.com.au/terms-and-conditions](http://www.metricon.com.au/terms-and-conditions)