

# Lot 2542 Botanical, Mickleham, Vic 3064

## House For Sale

Tuesday, 2 January 2024



Lot 2542 Botanical, Mickleham, Vic 3064

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Customer Enquiry Team

**\$1,147,300**

The Montpellier Grand features a wonderful blend of connected family living and grand spaces for entertaining. From the luxurious entrance to the four bedrooms each with an ensuite and breathtakingly large walk-in robe, the Montpellier Grand is an extraordinary home with wow-factor.

**AFFINITY INCLUSIONS:** Fixed price site costs and connections  
Developer and council requirements Upgraded H-Class slab Premium flooring throughout High ceilings and square set cornice to ground floor Feature timber staircase Caesarstone benchtops to kitchens and bathrooms Quality Fisher & Paykel appliances Twin undermount sinks Full butler's pantry and laundry fit out Boutique entertainer alfresco door Double glazing to windows Timber-look garage door LED lighting Pricing based on developer engineering plans & plan of subdivision. Hebel homes may be smaller than dimensions shown on the floorplan due the external wall thickness, see working drawings for Hebel home dimensions. Confirm land prices & availability prior to purchase. Community Infrastructure Levy & Asset Protection not included in pricing and must be arranged directly by client with developer (where applicable). Subject to developer & council approval. Package Price does not include any costs associated with Developer's Corner Facade treatment requirements (which will be priced by Carlisle Homes by way of Post Contract Variation), stamp duty, government, legal or bank charges. Images for illustrative purposes only & may depict upgrade options available at additional charges such as lighting, window furnishings, timber look garage door & timber windows. Pricing also excludes features not supplied by Carlisle, inc fencing, landscaping, letterbox, decking & driveway. Facade details inc entry door, window sizes & placements may vary between house types & sizes. Refer to working drawings for specific locations & sizes. Alterations may incur additional charges. Carlisle reserves the right to withdraw or amend pricing, inclusions and promo without notice. Bushfire (BAL) requirements will be credited back to the client if Carlisle Homes receives confirmation that the house is not being constructed in a BAL designated area. This cannot be confirmed until site survey & property information from relevant authorities is received. \*\* The More Luxury Inclusions applies to new quotes and initial deposits on Carlisle's Affinity homes from 6th January 2023. Carlisle reserves the right to withdraw or change pricing, inclusions or promotion without notice. Speak to a Sales Consultant for further details or visit [carlislehomes.com.au/disclaimer](http://carlislehomes.com.au/disclaimer). ©2023 Carlisle Homes PTY LTD. Registered Building Practitioner CBD-U 50143.