



## URBAN HABITAT – 0.09

Artist Impression

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 2.5    
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### \$ 1,093,900

Lot 254 Merlot Parade  
Fraser Rise

House Size — 36.60sq  
 Frontage — 13m  
 Land Size — 364m<sup>2</sup>

#### INCLUSIONS

- Façade as pictured, including fully rendered sides and rear
- Including site connections allowance
- 2590mm ceiling height throughout
- LED fixed downlights throughout
- Developer requirements allowance
- 20mm mineral surface benchtops to kitchen and bathrooms
- Fisher & Paykel appliances, inc integrated dishwasher
- Double glazed windows and sliding doors throughout

