



**7 STAR &  
NCC 2022  
COMPLIANT**



**BALWYN 30**  
URBAN COASTAL FACADE

4  
 2.5  
 2  
 374sqm  
 274sqm

Lot 30311 Newgrove Bvd  
DONNYBROOK  
(Peppercorn Hill Estate)

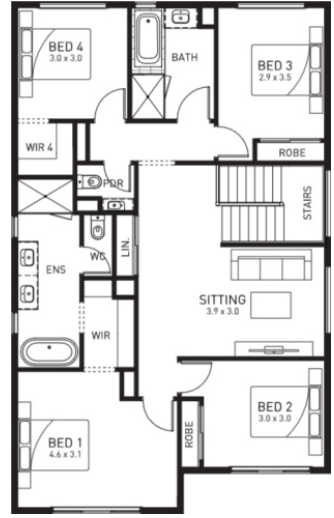
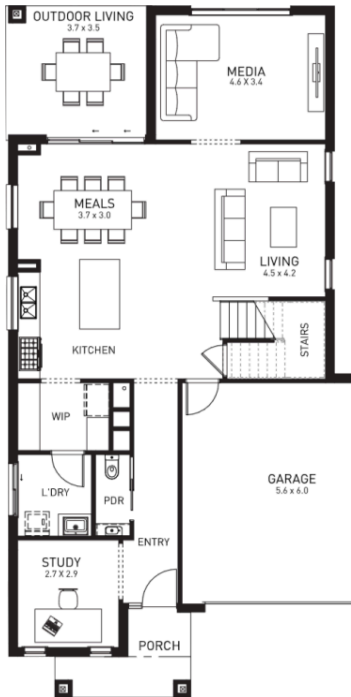
**FIXED PRICE H&L PACKAGE**

**\$831,637**

**Double Storey Inclusions**

- 12-month maintenance period
- Fixed Price Site Costs, Developer & Council Requirements
- Double Glazed Windows
- 2550mm High Ceilings Throughout
- Downlights Throughout
- ILVE 900mm Stainless Steel Appliances & Dishwasher
- Quality Floor Coverings throughout
- Concrete Driveway & Porch (to. 35sqm)

Garage	37.36sqm
Porch	5.51sqm
<b>Total Area</b>	<b>29.5sq (282sqm)</b>



Ground Floor

First Floor

**Edward Packard**  
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Orbit Homes Australia Pty Ltd " CDB-U 50505 " Orbit Homes Queensland Pty Ltd QBSA LIC 716019 " Facade illustrations serve as a guide only, excluding upgrades like feature stone & tiles. Refer to facade guide for inclusions. Images for visual purposes; upgraded fixtures & fittings may incur additional costs. Contact sales Consultant for details. Customer responsible for fencing and landscaping post-handover. Excludes power & telephone connection fees. Prices subject to change; not combinable with other offers. Progress payments during construction. Excludes stamp duty & costs. House & land package price may include developer incentives, rebates, and builder referral fees, subject to change at the discretion of the land developer.