

**12.5m  
Frontage**



**SIXTY  
FORTY  
— HOMES**

**BROOKS**

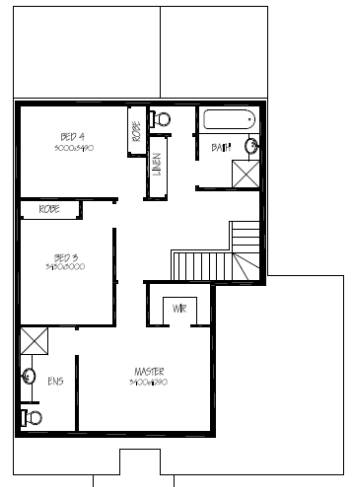
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**Price: \$827,300**

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**Lot Number: 3539 Ditmars Ave  
Upper Point Cook : Point Cook  
Land Size: 507 sqm  
Land Price : \$ 499,000  
House Size: 24sq total**



**Inclusions List:**

- > 2550mm Ceiling height to ground and 2440mm to top
- > Feature sectional rendering to portico
- > Floor tiles to entry, passage, kitchen & meals areas
- > Carpet floor coverings to remaining areas
- > NBN requirements ( Additional if required )
- > Flyscreens and keylocks to all openable windows
- > 900mm stainless steel gas cooktop
- > 900mm slide out rangehood
- > 900mm stainless steel oven
- > Dishwasher installed and included
- > Ducted Heating system
- > 2 x Split cooling system
- > Solar boosted HWS
- > LED downlights throughout 35 nos
- > 20 mm stone benchtop throughout
- > COMPLETE TURNKEY PACKAGES WITH UPGRADE INCLUSIONS
  
- > FIXED PRICE BASED ON "H" CLASS SLAB

**Contact**

Mobile: 0425 826 695

Email: [sales@6040homes.com.au](mailto:sales@6040homes.com.au)

Web: [www.6040homes.com.au](http://www.6040homes.com.au)

Facade image is an artist impression for illustrative purposes only and may show decorative items not included in the price, such as upgraded path, fencing, landscaping, coach lights and furnishings. Please contact 60/40 Homes for house specific drawings and any further information regarding the pricing and specification of this home. Price is subject to land availability at time of inquiry.