

# Lot 121

MOUNT ARARAT SOUTH ROAD



## FIXED PRICE HOUSE & LAND

# \$880,500\*



HOME SIZE: 232.28m<sup>2</sup>

LAND SIZE: 544m<sup>2</sup>

FRONTAGE: 16m

## Boutique Exclusive House & Land Package at Kala

This home is available only on Lot 221, and is a unique opportunity to find your place in booming Pakenham East.

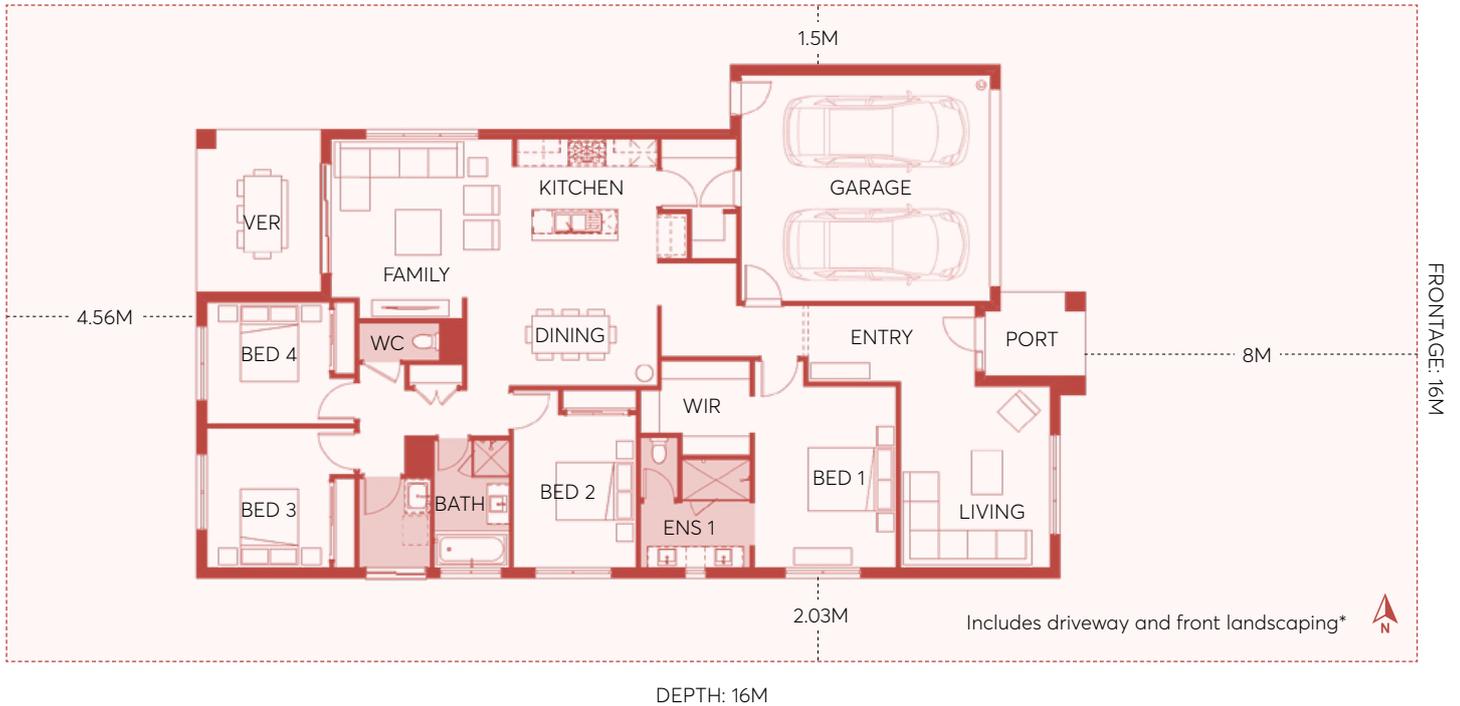
- Stunning Mason facade included
- 7-Star energy rating
- Low E Double glazed, thermally broken awning windows
- Fixed site costs
- Metal roof in lieu of roof tiles
- Split Systems A/C and Electric Panel Heaters
- 1000mm island bench extension
- Undermount kitchen sink
- Downlights to the entire home
- 2740mm high ceiling to ground floor
- 2340mm high internal doors & front entry
- 2430mm high recessed stacker door to outdoor living
- Fisher & Paykel dishwasher and microwave
- 12 month maintenance period & 25 years structural warranty
- Front landscaping included by Developer

# kala

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## SITE & FLOOR PLAN



# kala

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\*Terms and Conditions. Advertised value includes over \$32,000 worth of upgrades based on the Seville 25+ home design. Over \$32,000 worth of upgrades is based on the RRP of Metal Roof in lieu of roof tiles, Butler's Pantry option (not available on the York 26+), 1000mm island bench extension, Polar Double Bowl Undermount kitchen sink, downlights to whole of home, 2740mm ceilings to Seville 25+ York 26+, Barcelona 23+ and to ground floor of Airlie 30+, Montpellier 35+ and Grange 36+ 2340mm internal doors and front entry door, 2430mm high stacker door, Fisher & Paykel freestanding dishwasher and Fisher & Paykel built in microwave. The 'ValuePlus Designs' pricing includes Contempo, Cape, Mode and Cove façade options within the base price. 'ValuePlus Designs' offer only applicable to the Seville 25+, York 26+, Airlie 30+, Barcelona 23+, Montpellier 35+ and Grange 36+ home designs. Speak to your New Homes Consultant for exact value of upgrades on particular home designs. Available for any new Boutique Homes customers, who pays a deposit and signs a Preliminary Works Contract between December 15, 2025 until March 31, 2026. 'ValuePlus Designs' excludes Dual Occupancy or Townhouse designs or packages. Pricing shown is relevant for the current month and is based on a site that's titled at the time of signing a Preliminary Works Contract (PWC). For untitled land, an additional monthly charge for price protection will be applied, based on forecast title date (up to 18 months). In order to be eligible for the added upgrades, the customer must adhere to all appointments as scheduled by Boutique Homes, pay an initial \$2,500 deposit and sign initial paperwork within 24 hours of deposit payment. Boutique Homes may revise all pricing and promotions if the customer does not adhere to all appointments, promptly sign documentation as required, or unreasonably delays site start. Customer requested changes, including changes to master plans, design options, upgrades or variations, or delays in signing required documents will void this offer. This offer cannot be modified, substituted, redeemed for cash or credits, or applied to the base of the home. Boutique Homes reserves the right to update, change or cease this offer at any time. Images are for illustrative purposes only. Please contact a New Homes Consultant for further information on 9674 4500. The building practitioner is ABN Group (Vic) Pty Ltd t/as Boutique Homes, registration number CBD-U 49215. 12/01/2026



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