

NCC  
2019



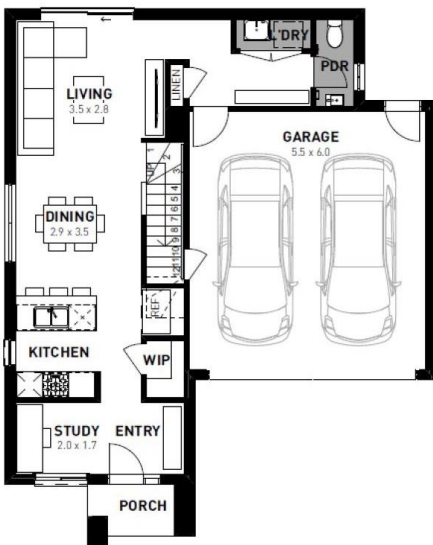
# Bella 18

Fixed price package  
**\$582,100\***

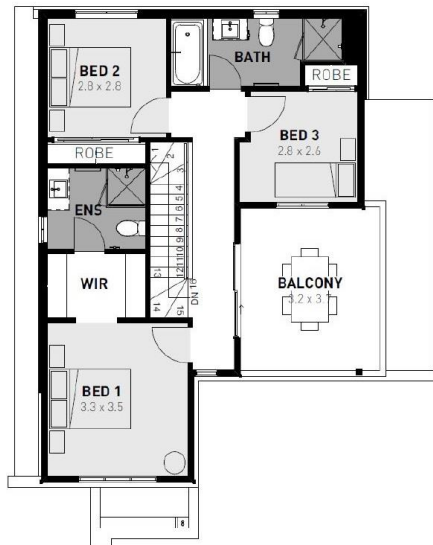
3 2 2

**Armstrong Estate - 176m<sup>2</sup>**  
**Lot 3517 Voyage Street**

GROUND FLOOR



FIRST FLOOR



- # 6 Star energy rating
- # Fixed site works
- # Exposed aggregate driveway
- # Paloma façade included
- # Quality floor coverings throughout
- # Tiled kitchen splashback
- # Westinghouse stainless steel appliances
- # Choice of matt black or chrome tapware
- # Brick infills over windows
- # Opticomm fibre optic system
- # Recycled water connection
- # 25 year structural guarantee
- # 12 month service warranty



From 1 May 2024, Victoria has adopted changes to the National Construction Code 2022 (NCC 2022) which implement more stringent minimum requirements for energy efficiency, condensation mitigation, and accessible housing design. This house and land package was designed under the previous National Construction Code 2019 (NCC 2019), and therefore does not take into account the new minimum requirements under the NCC 2022. Customers who select this house and land package will need to sign a Section 10 form as part of the building permit application. For more information on the pricing and specifications of this home please contact a New Homes Consultant. Price based on standard floor plan shown and on builder's preferred siting. Floor plan depicts a traditional facade, modern facade shown and included in price. Image is for illustrative purposes only. 'Fixed' pricing means that, subject to the terms of this disclaimer and any owner requested changes, the price advertised will be the price contained in the building contract entered into and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of subdivision and final pricing may vary if actual site conditions differ to those shown in these developer supplied documents. Dimensions may vary from the details shown. ABN Group Victoria has permission from the owner of the land to advertise the land as part of the price specified. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land. Dec-24

**Homebuyers Centre**  
**131 751**  
**info.vic@homebuyers.com.au**