



ORBIT HOMES

H&L PACKAGE



23sq



\$899,972

## Merrivale 23 (OTWAY)

Lot 73, Ocean Grand Drive  
Kingston Haven, Ocean Grove

Land Size: 551m<sup>2</sup>

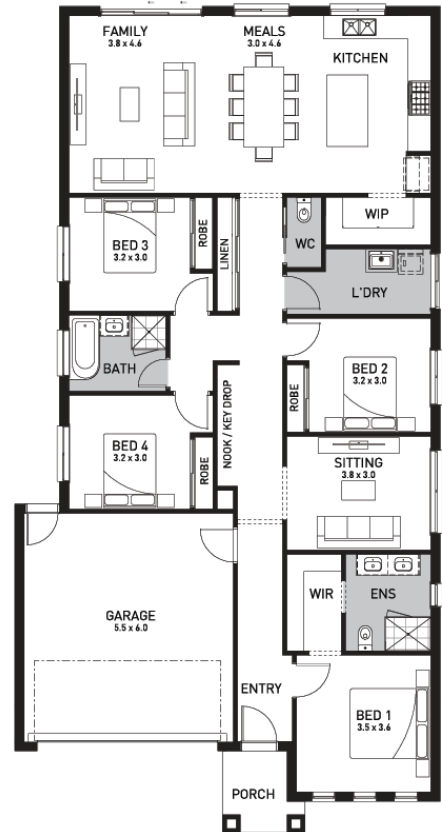
### Inclusions:

- Electrify Your Home - Fully ducted reverse cycle heating/cooling system including Izone Nova controller + induction cooktop
- Prestige Collection inclusions (2026)
- 7 Star energy rating + Solar PV system
- Fixed Price Site Costs, Developer & Council Requirements
- Alarm, CCTV system & Video Doorbell
- Double Glazed Windows + Doors
- 2700mm High Ceilings + 2340mm high doors throughout
- Butlers Pantry with Sink
- Downlights Throughout + Floor to ceiling tiles to Ensuite
- SMEG Kitchen Appliances & Dishwasher
- Quality Floor Coverings throughout
- Driveway & path to front door
- \*Including preferred builder \$30K land rebate \* Price discount is subject to eligibility for the Kingston Haven preferred builder land rebate program. T&C's Apply

Contact: James Hill

**KINGSTON**  
Haven  
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Land price = \$506,900 | Date created 13/03/2026 | Valid for 60 days.

ORBIT HOMES DISPLAY CENTRE

# COASTAL RISE ESTATE

Mount Duneed, Victoria



*Live your dream*

