



ORBIT HOMES



23sq



\$820,216

H&L PACKAGE

## Merrivale 23 (VOGUE )

Lot 3226, Ayrfield Loop  
Olivine, Donnybrook

Land Size: 374m<sup>2</sup>

### Inclusions:

- 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



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Land price = \$415,900 | Date created 13/03/2026 | Valid for 60 days.



ORBIT HOMES DISPLAY CENTRE

# PEPPERCORN HILL ESTATE

Donnybrook, Victoria



*Live your dream*

