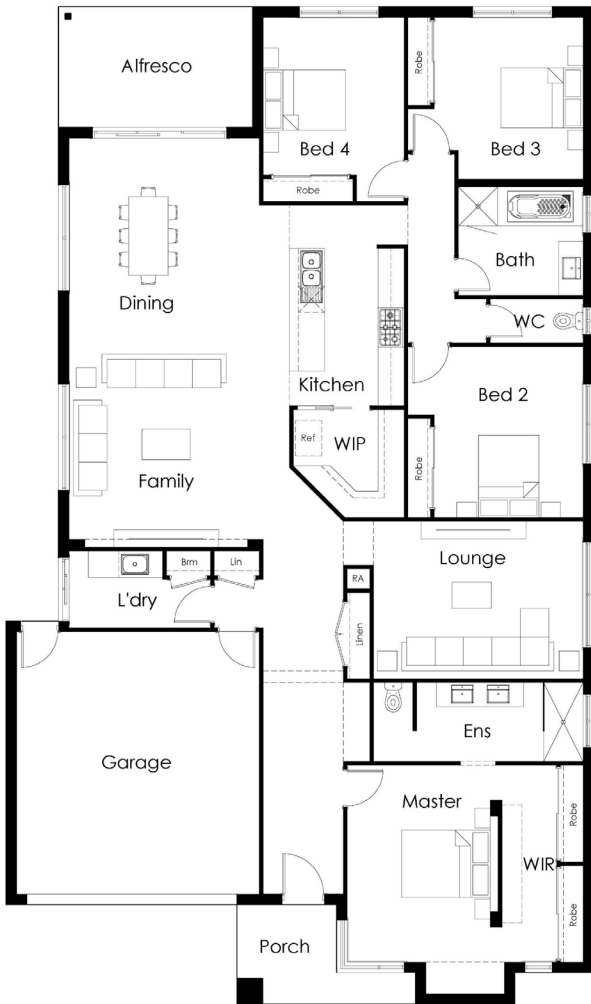




**Pinnacle Estate, Smythes Creek**  
**Lot 340 – 544m<sup>2</sup>**



# \$412,224\*

## Franklin 30

Home Size: 30sq / 276m<sup>2</sup>

### TITLED LAND! TAKE ADVANTAGE OF GOVERNMENT INCENTIVES!

- » Generous site costs
- » Engineer designed slab
- » 20mm stone benchtops in kitchen
- » LED downlights throughout
- » 2440mm ceiling height
- » Designer appliances
- » Ducted heating
- » Tiled shower base
- » Carpet/Tile floor coverings throughout
- » Flyscreens to all openable windows
- » 25 year structural guarantee
- » 6 months maintenance
- » 6 star energy rating

\*Price includes \$25,000 HomeBuilder Federal Grant & \$20,000 Victorian Regional First Home Buyers Grant. Both subject to eligibility criteria.  
 Disclaimer: Highmark Homes reserves the right to amend specifications and prices without notice. All plans and facades are indicative conceptions and are not intended to be an actual depiction of the building, fencing, paths, driveways or landscaping and are not necessarily to scale. All dimensions are approximate, refer to contract documentation for details. Working drawings take precedence over brochure. Subject to DA & STCA