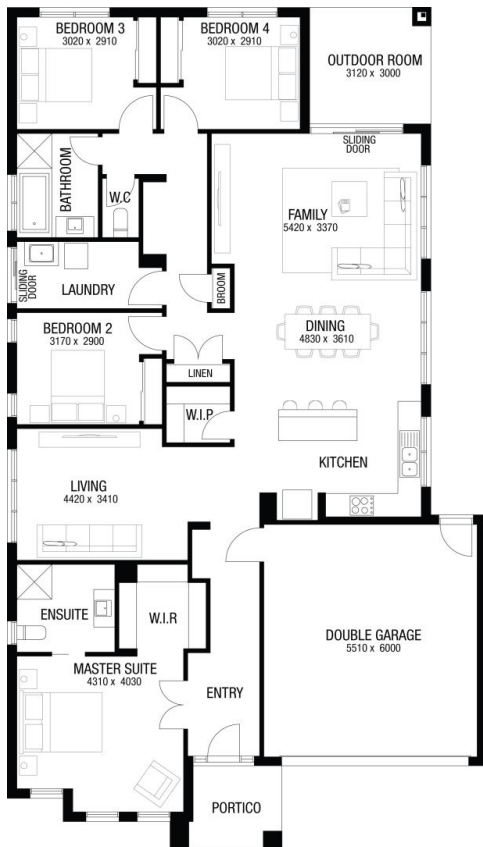




Price excludes upgrade items above standard specification such as feature render and bricks, front entrance timber decking, front entry door, brick infills above garage, external lighting, fencing, concrete paths and driveway. Façade Image may also contain items not supplied by Metricon Homes, namely landscaping and planter boxes.



**HOME AND LAND FROM**

**\$969,030**

**LOT 135 BRIODY DRIVE**

**BRIODY GROVE**

**DELTA 25S | NORDIC FACADE**

HOME SIZE: 25sq | 233m<sup>2</sup>

LAND SIZE: 14m WIDE BY 31m DEEP | 434m<sup>2</sup>

FORECAST LAND TITLE REGISTRATION: OCT 2026



**BUILT TO OUR BASE SPECIFICATIONS AND LAND, PLUS:**

- ✓ We build beautiful and sustainable designed homes without the architect-designed price, our package includes:
- ✓ 7 star energy rating
- ✓ Site cost allowance
- ✓ Quality tiles to bathrooms, ensuite and laundry
- ✓ Tiled shower base
- ✓ Chrome hand and slide shower rail
- ✓ Stylish stainless steel appliances
- ✓ Garage door remote control
- ✓ Aluminium double glazed windows
- ✓ Eaves to façade
- ✓ Ducted gas heating
- ✓ Lifetime Structural Guarantee#
- ✓ Bushfire Upgrades

**JAMES GAGE**

JAMESGAGE@METRICON.COM.AU  
0411795553

**LIFETIME**

STRUCTURAL GUARANTEE