

# \$285K\*

## MOVE RIGHT IN LET LIFE BEGIN

\*LLOYD 20 WITH YARRAGUL FAÇADE  
GIPPSLAND EAST BUILD REGION ONLY. EXCLUDES LAND.



### INCLUDES

10K VIC GOVT FIRST HOME OWNERS GRANT  
FLOORING + DRIVEWAY + BLINDS + STYLISH FACADE  
20K SITE COST ALLOWANCE\* + MUCH MORE

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\*Price based on the Lloyd 20 with Yarragul façade on new deposits from 2/6/25 for a limited time. Price includes state government \$10,000 First Home Owner Grant for eligible buyers only. For eligibility visit [www.sro.vic.gov.au](https://www.sro.vic.gov.au). Valid only in Gippsland East build region. Not valid with any other offer. Price excludes land. ^Site costs are site specific and will vary according to your land. Image includes upgrade items namely fencing and landscaping. Prices are subject to change without notice. Total squares and building size of the home is calculated by measuring from the external side of external walls. Where no external wall exists for the purpose of measuring building area (such as porticos, balconies or outdoor rooms), Australian Building Company assumes a straight line between the exterior of walls or columns. Floorplan based on the Yarragul façade. Items within this promotion are based on the standard floorplan only, any changes to the floorplan may result in additional charges. Inclusions are from the promotional range only. Speak to your New Home Advisor for a full list of standard inclusions. Valid from 02 June 2025.



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This floor plan shows a 4-bedroom house with a double garage. The layout includes a large front-facing double garage (5510 x 9006) and a portico. The main living areas consist of a family room (3740 x 4370) with a fireplace and sliding door, a dining room (5520 x 3190), and a kitchen (5020 x 3190) with a pantry. The sleeping quarters include a master suite (3470 x 3190) with an ensuite and walk-in robe, and three other bedrooms (Bedroom 3: 3270 x 2880, Bedroom 2: 3270 x 2880, and Bedroom 4: 2700 x 3000). A central laundry room (3070 x 2070) with a sliding door and walk-in linen closet (W.I.L.) is accessible from the bedrooms and living areas. A bathroom (2700 x 1670) and a walk-in wardrobe (W.I.R.) are also present. The house features multiple sliding doors for access to the outdoors.

Room	Dimensions
Bedroom 4	2700 x 3000
Bath	2700 x 1670
Bedroom 3	3270 x 2880
Bedroom 2	3270 x 2880
Ensuite	1670 x 1670
Master Suite	3470 x 3190
W.I.R.	-
W.C.	-
Laundry	3070 x 2070
W.I.L.	-
Family	3740 x 4370
Dining	5520 x 3190
Kitchen	5020 x 3190
Pantry	-
Double Garage	5510 x 9006
Portico	-

# We're giving you 4 reasons to smile



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Whether it's our industry best quality, critically acclaimed designs or simple and stress free process, you can be sure that you are in safe hands with Australian Building Company.

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