

# Estuary living in the heart of Mandurah.



Osprey Waters



Artists Impression\*

Lot 485 | Currawong Way

## House and Land Package

### Karanggi



Shelford First Homes

Price From \$356,890\*\*

Frontage 12.5m

SQM 375sqm

#### Features

- Spacious home theatre
- Gourmet kitchen with adjoining scullery
- Master bedroom with walk-in robe and expansive ensuite



#### Ask about our Landscaping & Fencing Extras\*\*\*!

See [www.ospreywaters.mirvac.com/building-information/](http://www.ospreywaters.mirvac.com/building-information/) for the terms and conditions of this offer.

Contact *Frank Colangelo* from Osprey Waters on 0401 318 725 or *Andy Farmer* from Shelford Homes on 0411 888 897.

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House and land sold separately. Land sold by Mirvac WA Pty Ltd. Buyers must enter into a separate contract with the builder and the builder is responsible for all matters relating to the building contract and the house. Buyers should review the land and building contracts carefully, obtain independent advice before proceeding and make their own enquiries. Illustration and artist's impressions of buildings, interiors and views are intended to be indicative only and may include upgrade items above standard specifications. Package includes land price, base home price and site works allowance, and is indicatively only and subject to change (including increase). Site works allowance can only be finalised following a survey to be carried out by the builder (at your cost). Other costs and fees are payable in addition to those quoted including transfer/stamp duty, settlement fees, registration fees, legal fees, finance costs, site works, consultants' fees, survey fees, approvals, service connections and variations. Mirvac reserves the right to withdraw or alter any package at any time without notice in its absolute discretion. See [ospreywaters.mirvac.com](http://ospreywaters.mirvac.com) for full terms and conditions. Produced 15 January 2019.