



\*Price is subject to change and availability. Images are for illustrative purposes only.

## The Drake by MODCO Residential - Lot 3644 by MODCO Residential

4  2  2  Home Size: 248.56sqm



**MODCO**  
RESIDENTIAL

### Lot 3644 Villamor Way (308sqm)

The Drake is a four bedroom, two bathroom home with theatre, featuring a stunning elevation and open plan living area. Upstairs features a second living space, perfect for a parent's retreat.

#### HOUSE FEATURES

- 900mm appliances
- Stone benchtops throughout
- 31c high ceilings throughout
- Ducted reverse cycle air-conditioning
- LED downlights throughout
- Acoustic insulation to both Internal & external walls
- Hobless showers & mirrored sliding robes
- 32 week Build Time Guaranteed



**LAKELANDS**  
ESTATE

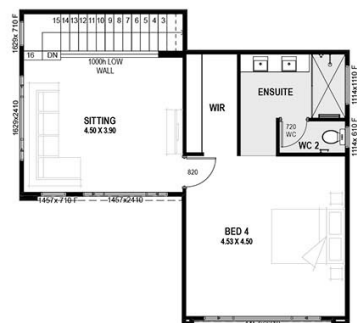
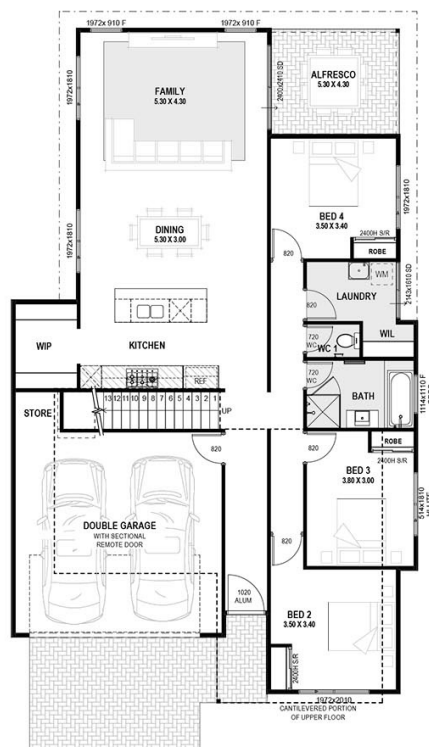
**\$499,998\***

**HOUSE & LAND PACKAGE**


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# THE DRAKE



Area Calc:	10.73	( 13.16m)
ALFRESCO	137.37	( 60.420m)
GROUND FLOOR	63.01	( 36.299m)
UPPER FLOOR	3.23	
PORCH	34.22	( 23.560m)
GARAGE		
Total	248.56 m <sup>2</sup>	

PROPOSED SKETCH		
 <p><b>MODCO</b> RESIDENTIAL</p> <p>© COPYRIGHT 2021</p>	CLIENT:	<p>I / We are aware no further structural or window amendments can be made after the Preliminary Contract Quote (PCQ) is signed. Final house setbacks &amp; position are subject to a more accurate lot survey with angles and dimensions. The Builder reserves the right to adjust the house location. I / We agree to proceed with this design and understand that additional costs and time delays may occur as a result.</p>
	ADDRESS:	
		Owner 1 .....
		Owner 2 .....
		Builder .....

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