

DELTA 21 LIMITED EDITION

DELTA 21 LIMITED EDITION

Four bedroom, big family living.

Special sale price based on the
Delta 21 with Aspire facade.

FREEDOM

m
metricon

Melbourne Metro New Estates build region



Great design, Huge value.

A family favourite packed with even more value!

We're giving you more of what you love for less with the Delta 21 available at a special sale price right now with the popular Aspire facade.

If you're looking for a stylish yet affordable 4 bedroom family home, then this home is set to impress. A home that makes it so easy to "love where you live".

Looking for even more home for less? Explore the entire Delta series. Available in no fewer than 9 flexible four bedroom floorplans, the Delta has been cleverly designed for growing families with its bedrooms located along one side of the home, providing an open plan layout with living areas on the other. The focal point of this unique home is the integrated living areas, complemented by a fabulous kitchen.

But hurry, the Delta 21 with Aspire facade is a special sale price in the Melbourne Metro New Estates build region.

Make sure you don't miss out.

FREEDOM

m
metricon

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), Metricon assumes a straight line between the exterior of walls or columns. Photographs in this brochure may depict fixtures, finishes and features not supplied by Metricon such as landscaping, driveway and fencing. Accordingly, any prices in this brochure does not include the supply of any of these items. Special sale price is available on new deposits from 7 August 2023 on the Delta 21 with Aspire facade & floorplan with Value Specification in Melbourne Metro New Estates build region only. Offer available only in Melbourne Metro New Estates build regions. Not available in conjunction with Freedom Elevate and Elegance. For full details on the Delta 21, and other Delta series home pricing speak to your Metricon New Home Advisor. VIC Builders Licence CDB-U 52967. AUG2023 MET4477.

Delta 21 with Aspire facade

Large windows throughout provide lots of light

Double garage provides no shortage of storage

Images include items not supplied by Metricon namely landscaping, fencing front entry decking. Driveway is an additional cost.

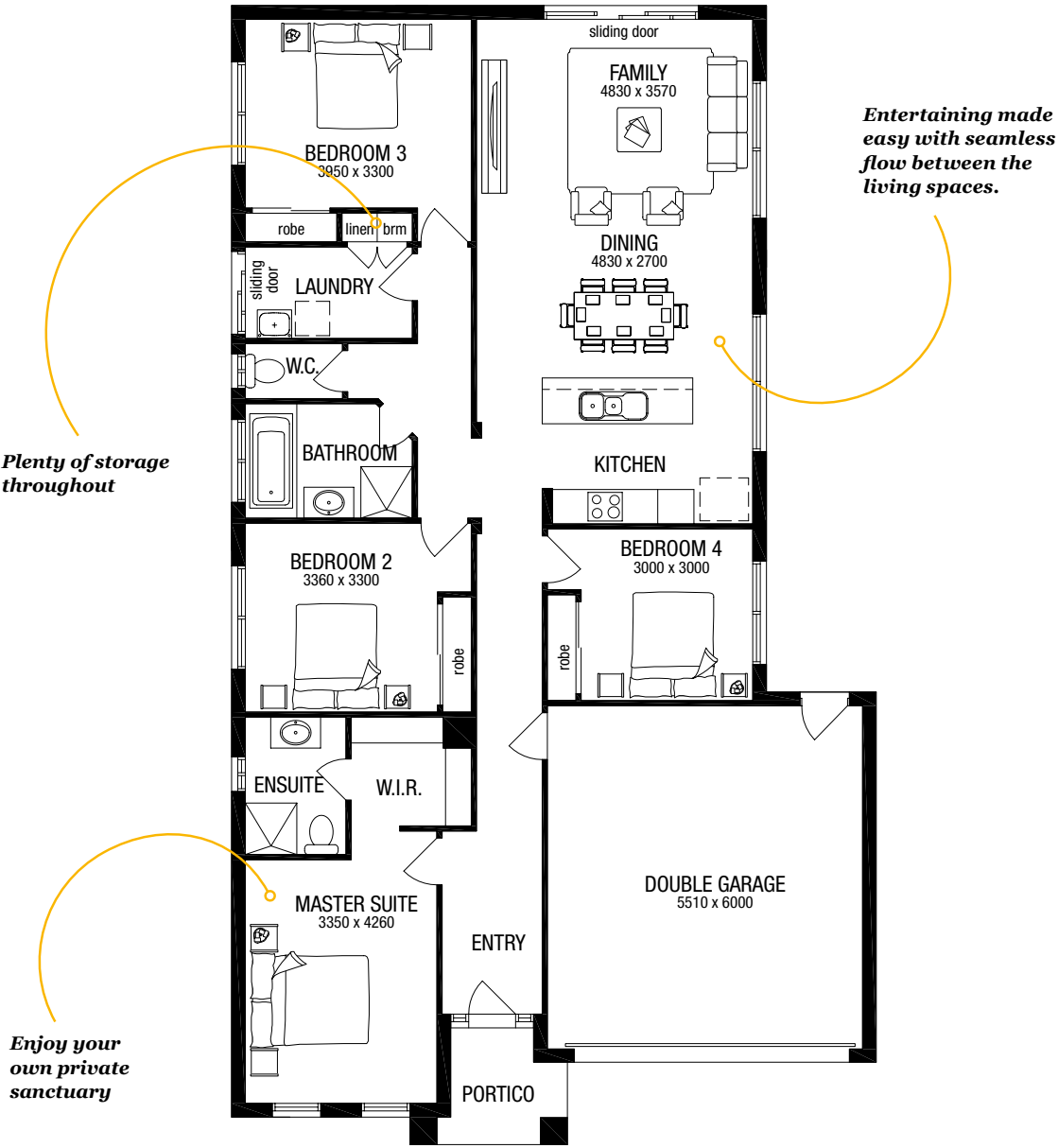
Delta 21

4 | 2 | 1 | 2

| | | Area | Squares | m ² |
|-----------------|--------|------------|---------|----------------|
| House Length | 19.91m | House | 16.31 | 151.50 |
| House Width | 11.27m | Garage | 3.92 | 36.43 |
| Min Block Width | 12.5m* | Portico | 0.45 | 4.15 |
| Min Block Depth | 28m* | Total Area | 20.68 | 192.08 |

Floorplans shown based on Aspire facade. *Subject to orientation and fall of land and developer and council guidelines.

Want to make changes? We can help that with that too. All homes come with additional design options.

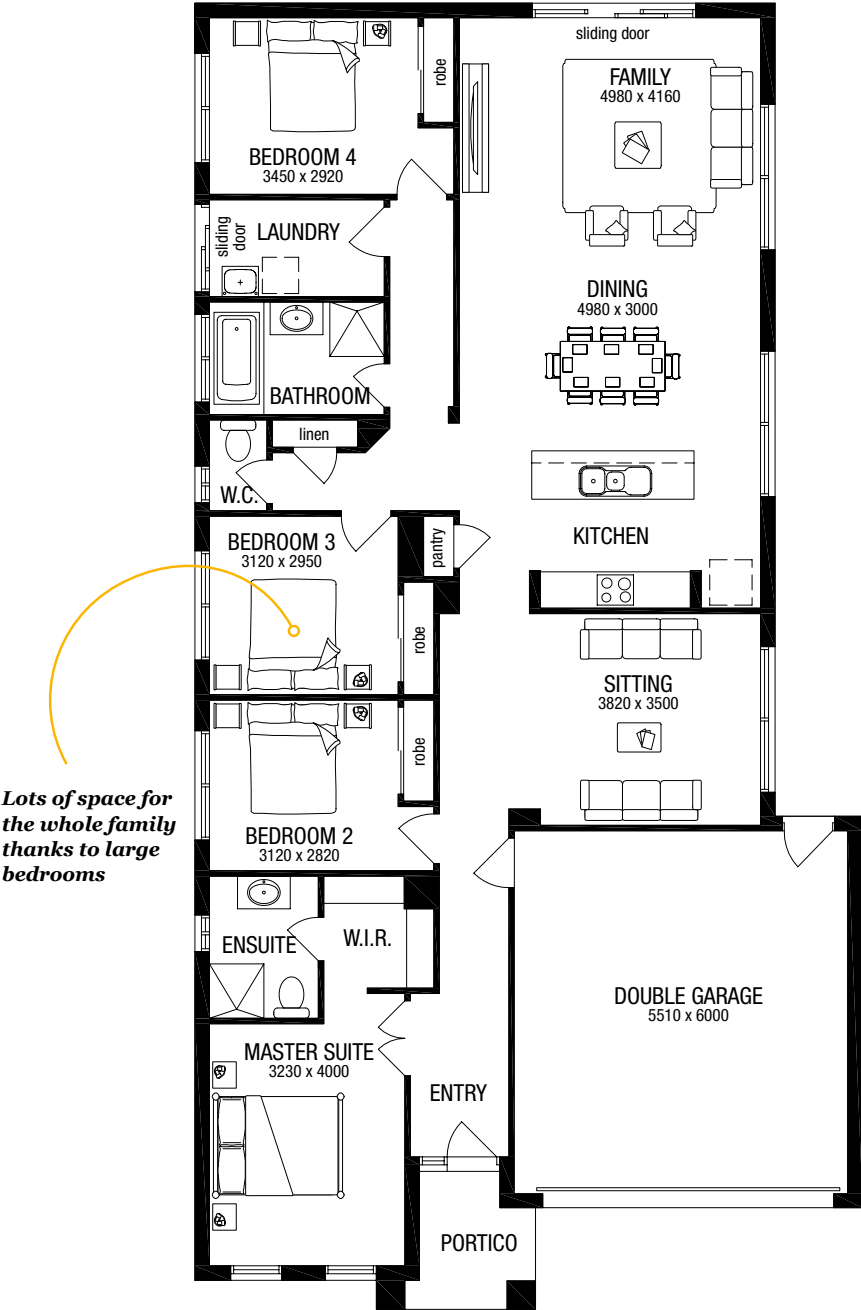


Delta 22

4 | 2 | 2 | 2

| | | Area | Squares | m2 |
|-----------------|--------|------------|---------|--------|
| House Length | 21.59m | House | 18.04 | 167.54 |
| House Width | 11.03m | Garage | 3.91 | 36.37 |
| Min Block Width | 12.5m* | Portico | 0.47 | 4.36 |
| Min Block Depth | 30m* | Total Area | 22.42 | 208.27 |

Floorplans shown based on Aspire facade. *Subject to orientation and fall of land and developer and council guidelines.

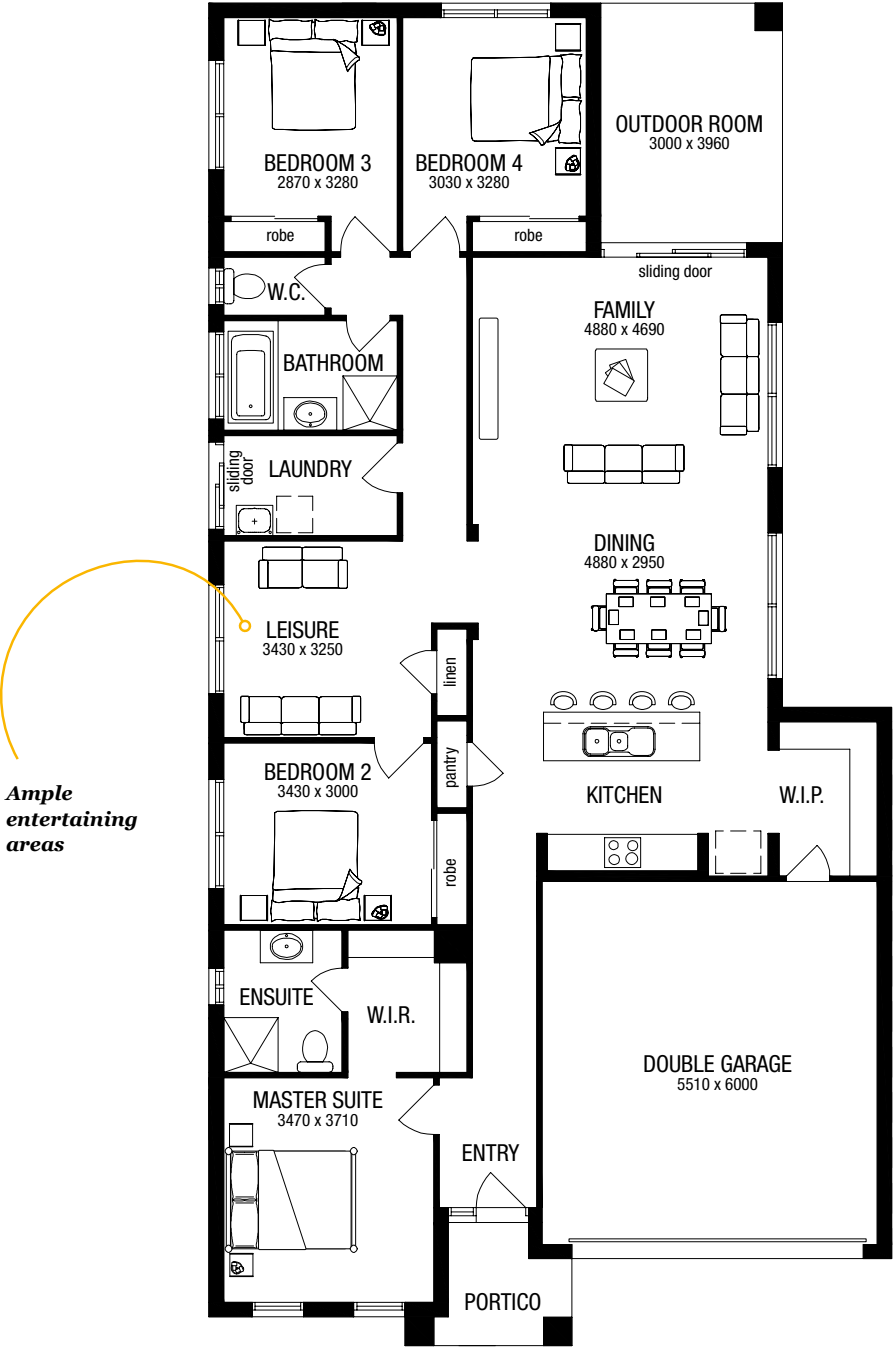


Delta 24A

4 | 2 | 2 | 2

| | | Area | Squares | m2 |
|-----------------|--------|--------------|---------|--------|
| House Length | 22.19m | House | 18.09 | 168.05 |
| House Width | 11.27m | Garage | 3.87 | 35.97 |
| Min Block Width | 12.5m* | Outdoor Room | 1.28 | 11.88 |
| Min Block Depth | 30m* | Portico | 0.44 | 4.08 |
| | | Total Area | 23.68 | 219.98 |

Floorplans shown based on Aspire facade. *Subject to orientation and fall of land and developer and council guidelines.



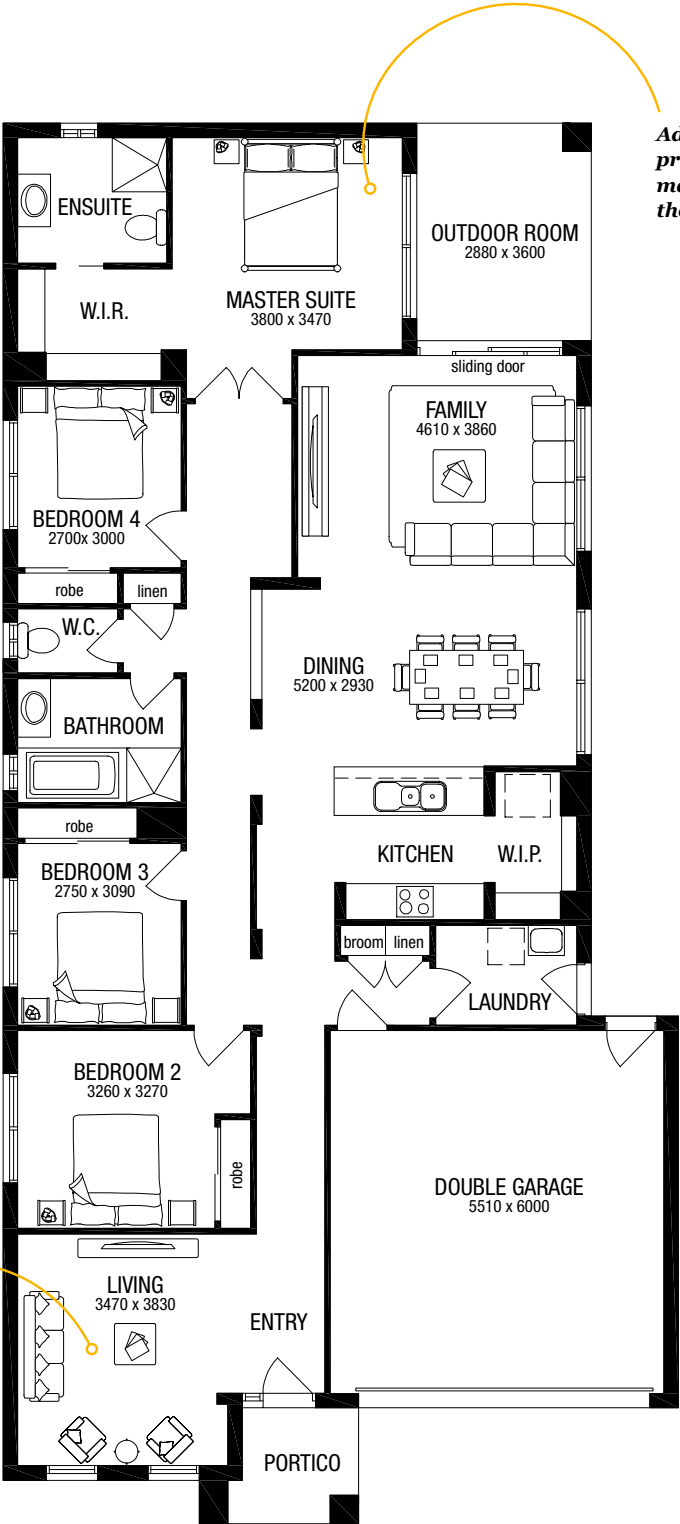
Delta 24MR

4 | 2 | 2 | 2

| | |
|-----------------|--------|
| House Length | 23.15m |
| House Width | 11.15m |
| Min Block Width | 12.5m* |
| Min Block Depth | 30m* |

| Area | Squares | m2 |
|--------------|---------|--------|
| House | 18.69 | 173.66 |
| Garage | 3.89 | 36.17 |
| Outdoor Room | 1.12 | 10.37 |
| Portico | 0.45 | 4.20 |
| Total Area | 24.16 | 224.40 |

Floorplans shown based on Aspire facade. *Subject to orientation and fall of land and developer and council guidelines.



Multiple living areas give you flexibility to work from home, watch a movie, or entertain guests.

Additional privacy with the master suite to the rear

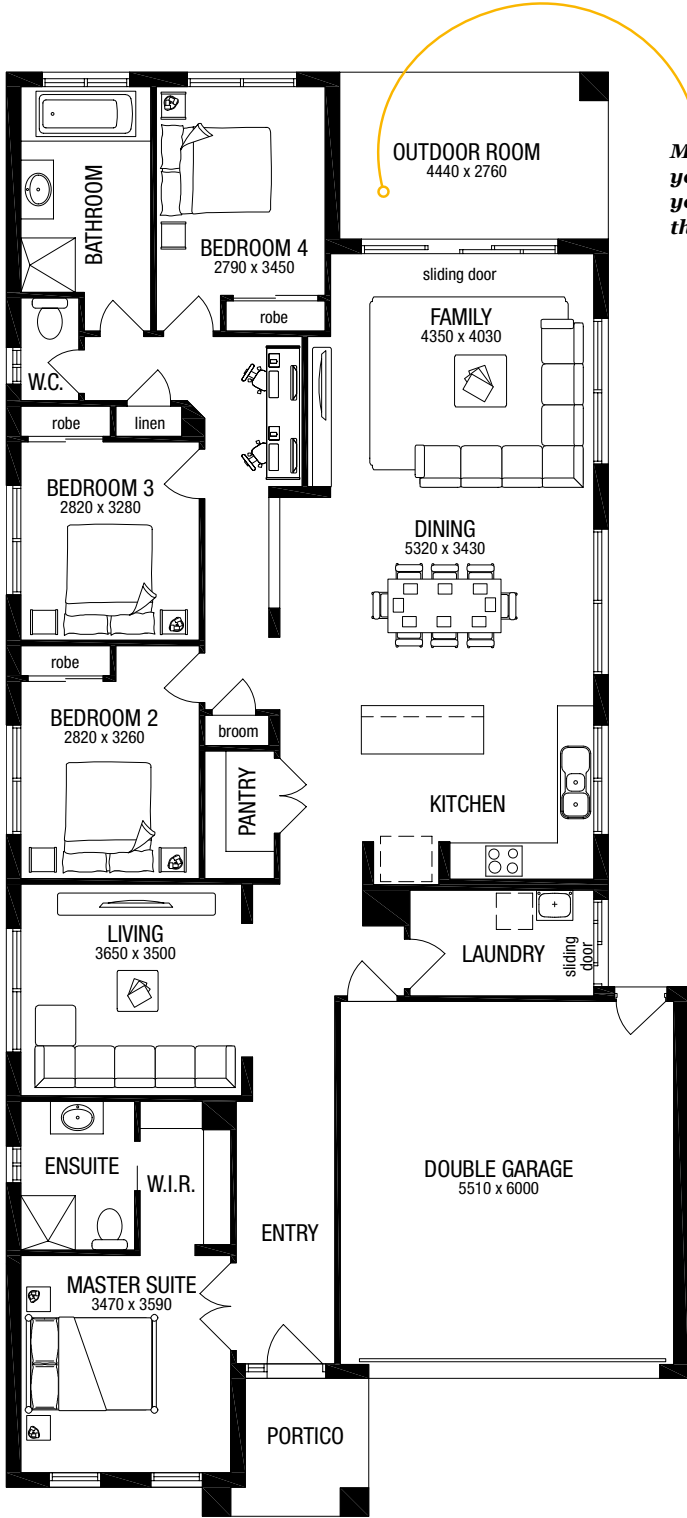
Delta 25

4 | 2 | 2 | 2

| | |
|-----------------|--------|
| House Length | 23.87m |
| House Width | 11.27m |
| Min Block Width | 12.5m* |
| Min Block Depth | 32m* |

| Area | Squares | m2 |
|--------------|---------|--------|
| House | 19.60 | 182.08 |
| Garage | 3.89 | 36.14 |
| Outdoor Room | 1.32 | 12.25 |
| Portico | 0.54 | 4.99 |
| Total Area | 25.35 | 235.46 |

Floorplans shown based on Aspire facade. *Subject to orientation and fall of land and developer and council guidelines.



Make the most of your nights all year round with the outdoor room

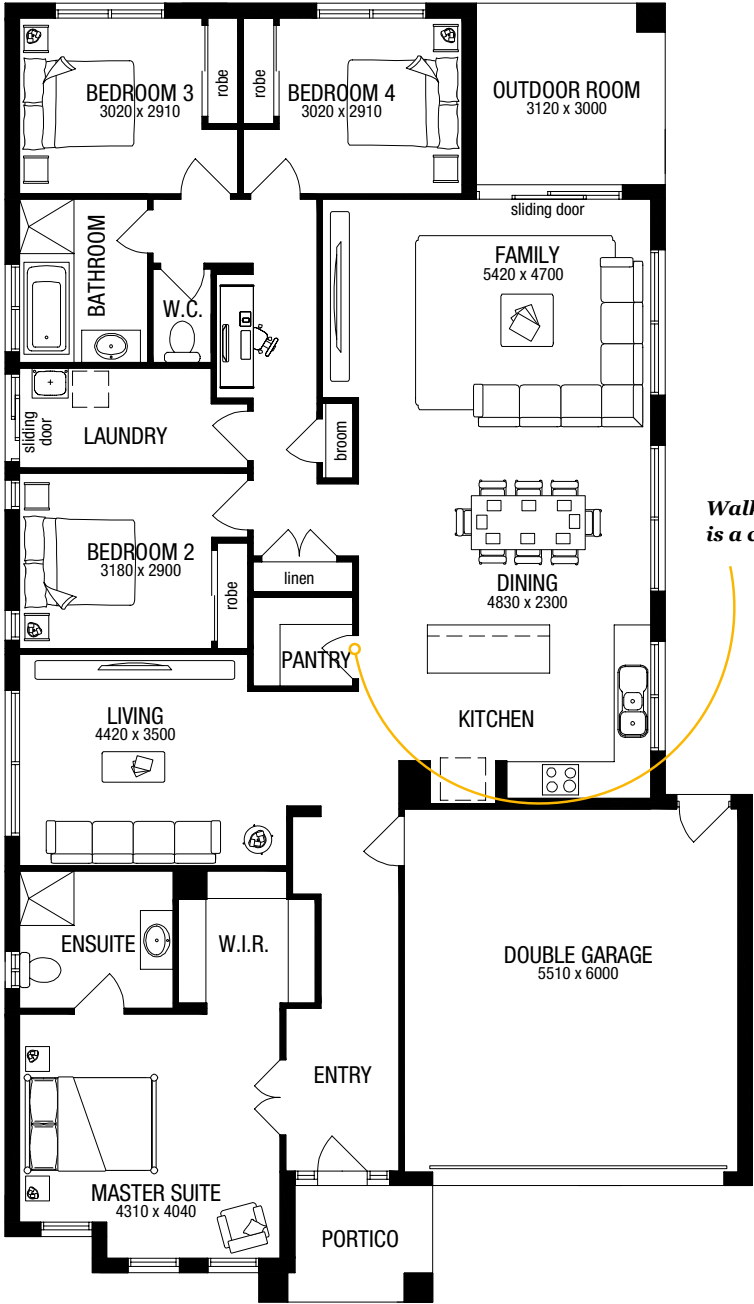
Delta 25S

4 | 2 | 2 | 2

| | |
|-----------------|--------|
| House Length | 21.47m |
| House Width | 12.35m |
| Min Block Width | 14m* |
| Min Block Depth | 28m* |

| Area | Squares | m2 |
|--------------|---------|--------|
| House | 19.71 | 183.11 |
| Garage | 3.89 | 36.17 |
| Outdoor Room | 1.01 | 9.36 |
| Portico | 0.50 | 4.66 |
| Total Area | 25.11 | 233.30 |

Floorplans shown based on Aspire facade. *Subject to orientation and fall of land and developer and council guidelines.



Walk in pantry is a chefs delight

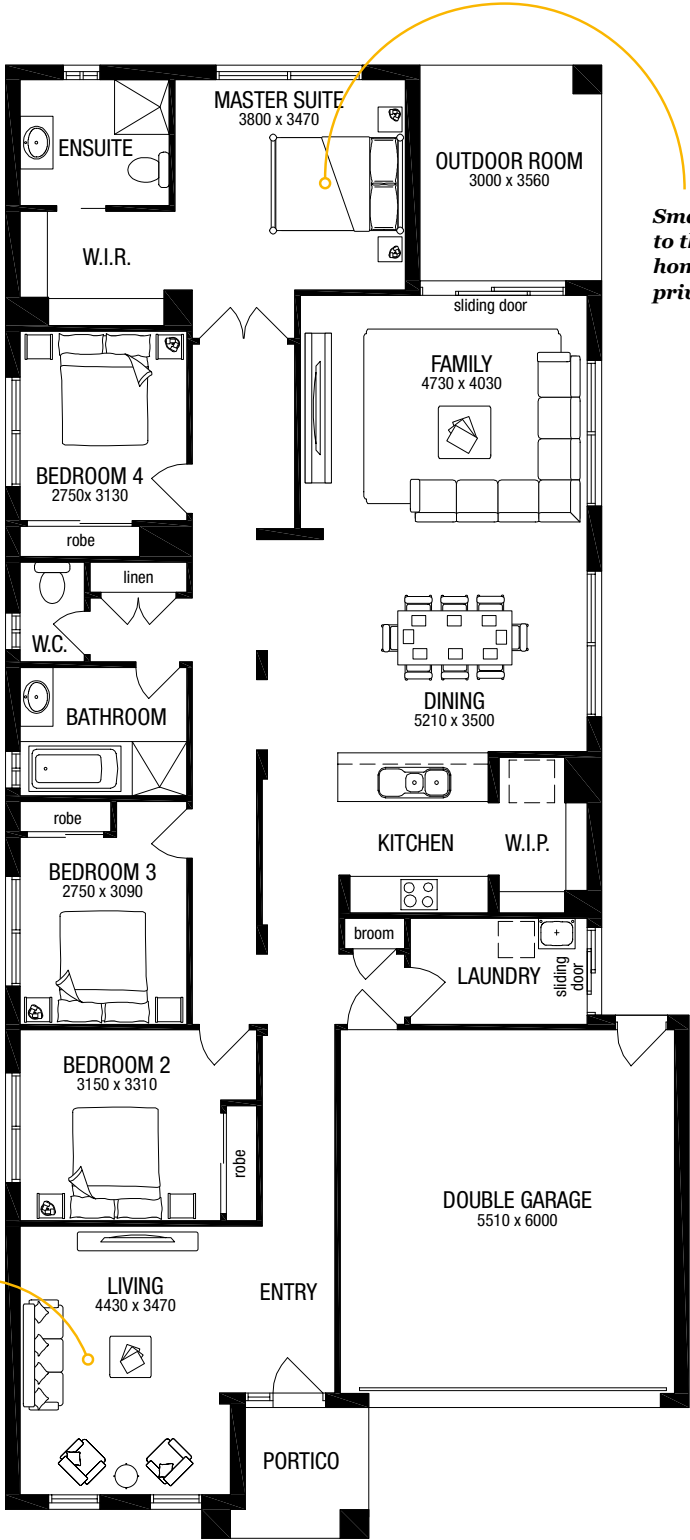
Delta 26MR

4 | 2 | 2 | 2

| | |
|-----------------|--------|
| House Length | 24.35m |
| House Width | 11.27m |
| Min Block Width | 12.5m* |
| Min Block Depth | 32m* |

| Area | Squares | m2 |
|--------------|---------|--------|
| House | 20.14 | 187.11 |
| Garage | 3.89 | 36.17 |
| Outdoor Room | 1.16 | 10.80 |
| Portico | 0.51 | 4.74 |
| Total Area | 25.71 | 238.82 |

Floorplans shown based on Aspire facade. *Subject to orientation and fall of land and developer and council guidelines.



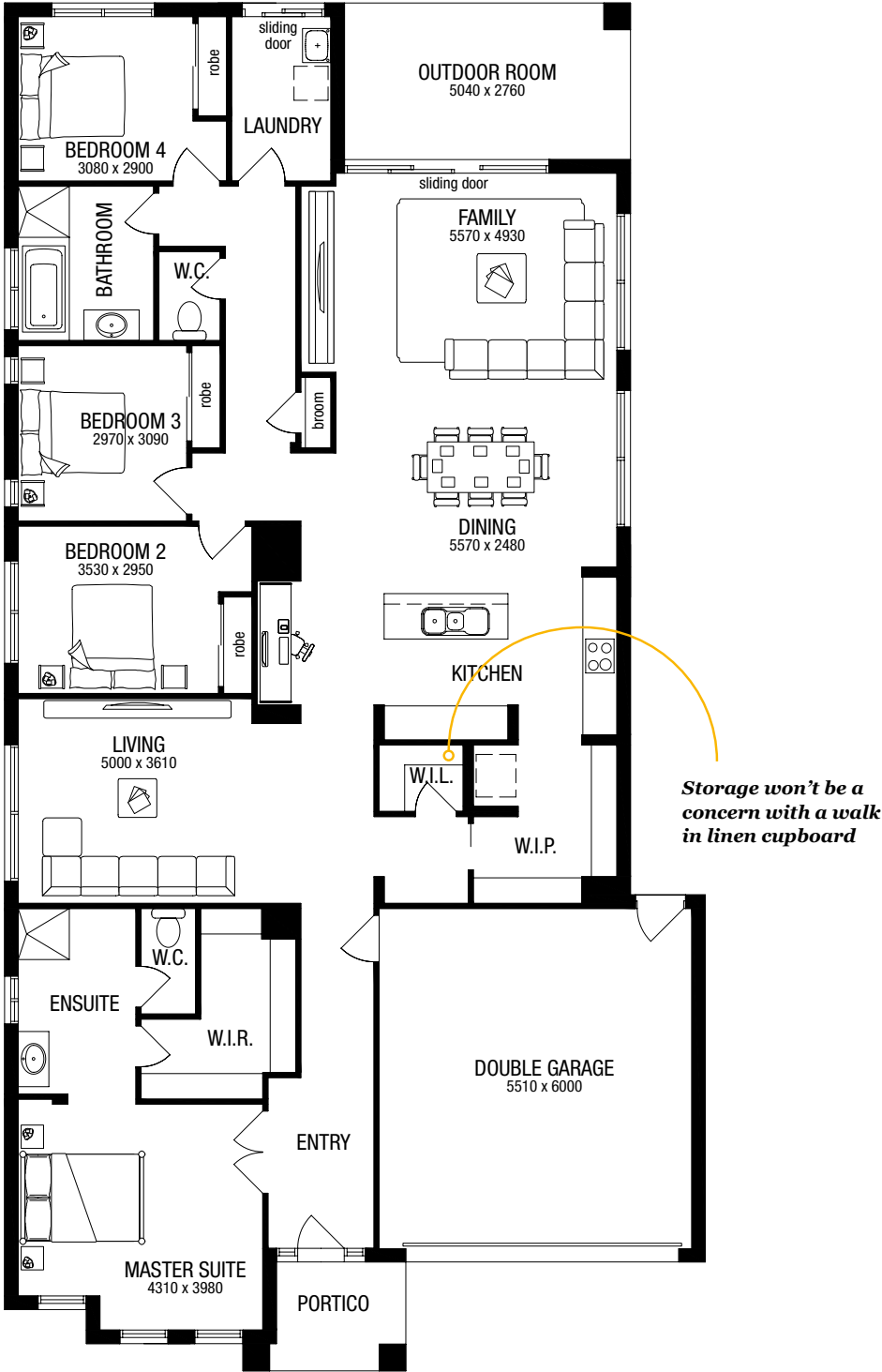
Smartly tucked away to the rear of the home giving you a private retreat

Space for the whole family thanks to a spacious living area

Delta 28BP

| | | | | |
|-----------------------|--|--------------|---------|--------|
| 🏠 4 🌳 2 🚗 2 🏠 2 | | Area | Squares | m2 |
| House Length | | House | 22.53 | 209.28 |
| House Width | | Garage | 3.89 | 36.14 |
| | | Outdoor Room | 1.50 | 13.91 |
| Min Block Width | | Portico | 0.50 | 4.66 |
| Min Block Depth | | Total Area | 28.42 | 263.99 |

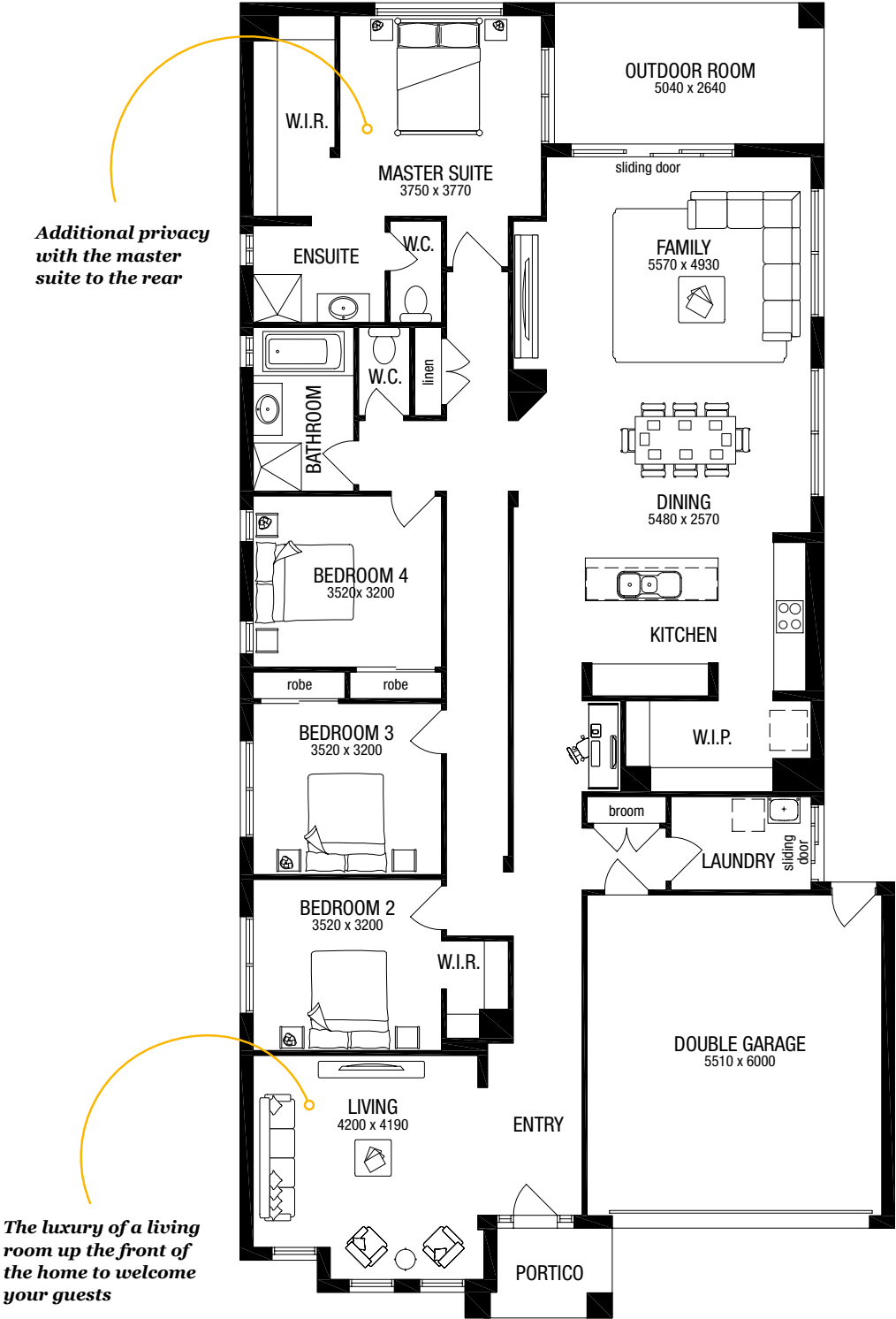
Floorplans shown based on Aspire facade. *Subject to orientation and fall of land and developer and council guidelines.

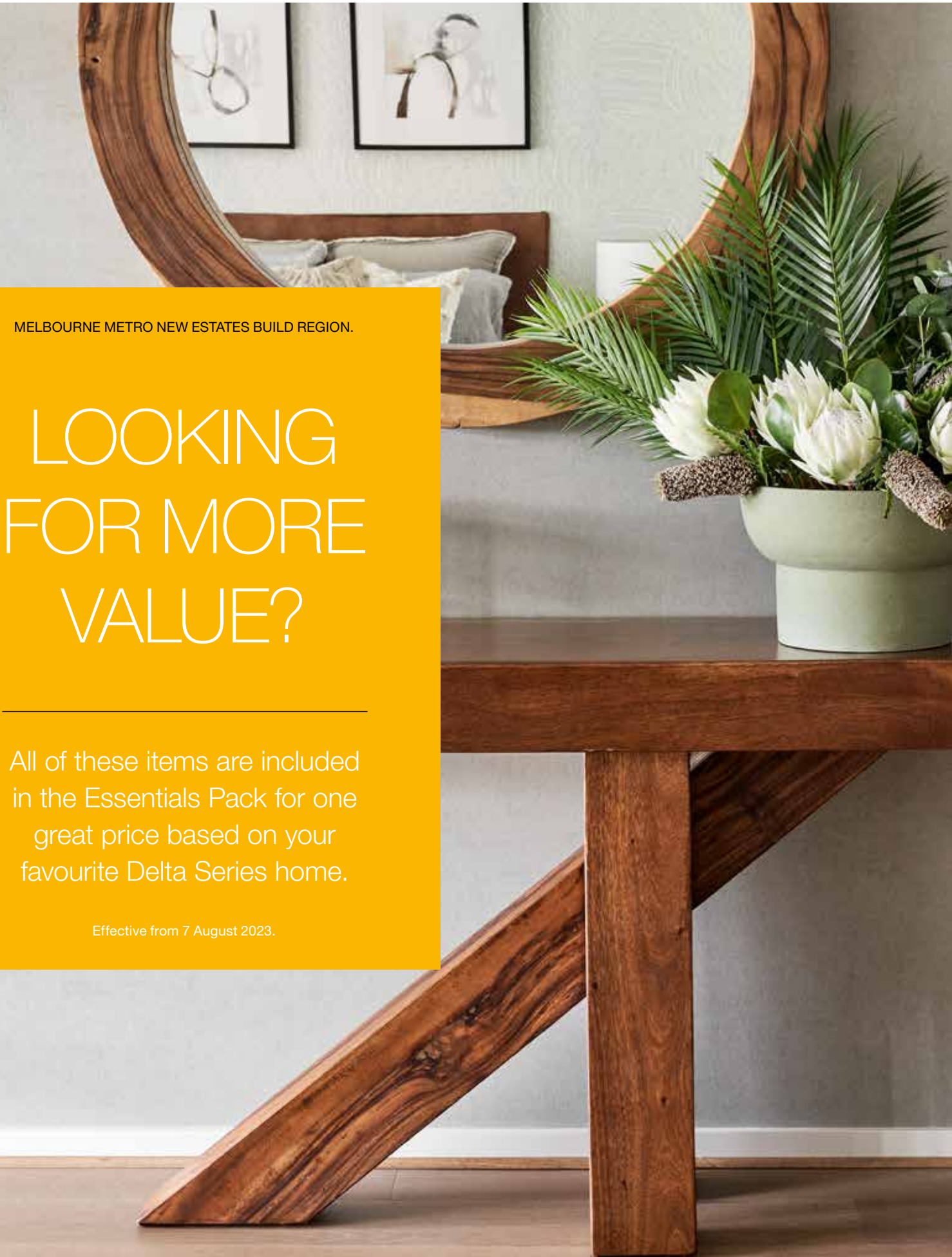


Delta 29MR

| | | | | |
|-----------------------|--|--------------|---------|--------|
| 🏠 4 🌳 2 🚗 2 🏠 2 | | Area | Squares | m² |
| House Length | | House | 23.03 | 213.93 |
| House Width | | Garage | 3.89 | 36.14 |
| | | Outdoor Room | 1.43 | 13.31 |
| Min Block Width | | Portico | 0.42 | 3.91 |
| Min Block Depth | | Total Area | 28.77 | 267.29 |

Floorplans shown based on Aspire facade. *Subject to orientation and fall of land and developer and council guidelines.





MELBOURNE METRO NEW ESTATES BUILD REGION.

LOOKING FOR MORE VALUE?

All of these items are included in the Essentials Pack for one great price based on your favourite Delta Series home.

Effective from 7 August 2023.

Essentials Pack.

Flooring

Timber look flooring

- Timber look flooring to entry, dining, kitchen & family areas
- Choice of 5 colours^

Stylish carpet

- Carpet to all remaining areas (excluding wet areas)
- Loop pile style
- Choice of 4 colours^

Kitchen

Large stainless steel kitchen appliances

- A** Upright 900mm stainless steel dual-fuel cooker
- B** Stainless steel 900mm glass canopy rangehood
- 600mm freestanding dishwasher

Stone to kitchen benchtops

- C** 20mm stone benchtops^

Overhead kitchen cupboards

- D** Overhead cupboards to both sides of rangehood

Driveway

Coloured concrete driveway and remote control garage

All included:

- Colour through stippled finish (up to 35m²)^
- Choice of 5 colours
- Garage door remote control

All items included for just:

| | |
|------------|-----------|
| Delta 21 | \$13,290* |
| Delta 22 | \$14,490* |
| Delta 24A | \$14,290* |
| Delta 24MR | \$14,190* |
| Delta 25 | \$14,590* |
| Delta 25S | \$14,590* |
| Delta 26MR | \$14,790* |
| Delta 28BP | \$15,890* |
| Delta 29MR | \$15,990* |

Want to upgrade to ceramic tiles? Just add:

| | |
|------------|----------|
| Delta 21 | \$2,190* |
| Delta 22 | \$2,590* |
| Delta 24A | \$2,490* |
| Delta 24MR | \$2,390* |
| Delta 25 | \$2,690* |
| Delta 25S | \$2,490* |
| Delta 26MR | \$2,590* |
| Delta 28BP | \$3,190* |
| Delta 29MR | \$3,090* |

CERAMIC TILES

UP TO 450x450mm

Selected from Freedom by Metricon promotional range.

*Prices for the Delta Essentials Pack based on above listed inclusions and approximate total home size in squares and are applicable to Melbourne Metro New Estates build region only. Available on the Delta Series of homes with Value Specification. May not be redeemed for cash or credit at contract. ^Flooring, carpet, stone benchtop, and Driveway to be selected from Freedom by Metricon promotional range. Colours are subject to change depending on availability. Quantities within this Pack are based on the standard Floorplan only, any changes to the Floorplan may result in additional charges. Speak to your New Home Advisor for a full list of standard inclusions. Valid from 7 August 2023.

Flooring



Image for illustrative purposes only. For carpet colour options refer to swatches on the right.

Carpet Colour Options



Image for illustrative purposes only. For timber look flooring colour options refer to swatches below.

Timber Look Flooring Colour Options



Kitchen



Image for illustrative purposes only. For stone benchtop colour options refer to swatches on the right. Kitchen inclusions as listed.

Stone Benchtop Colour Options



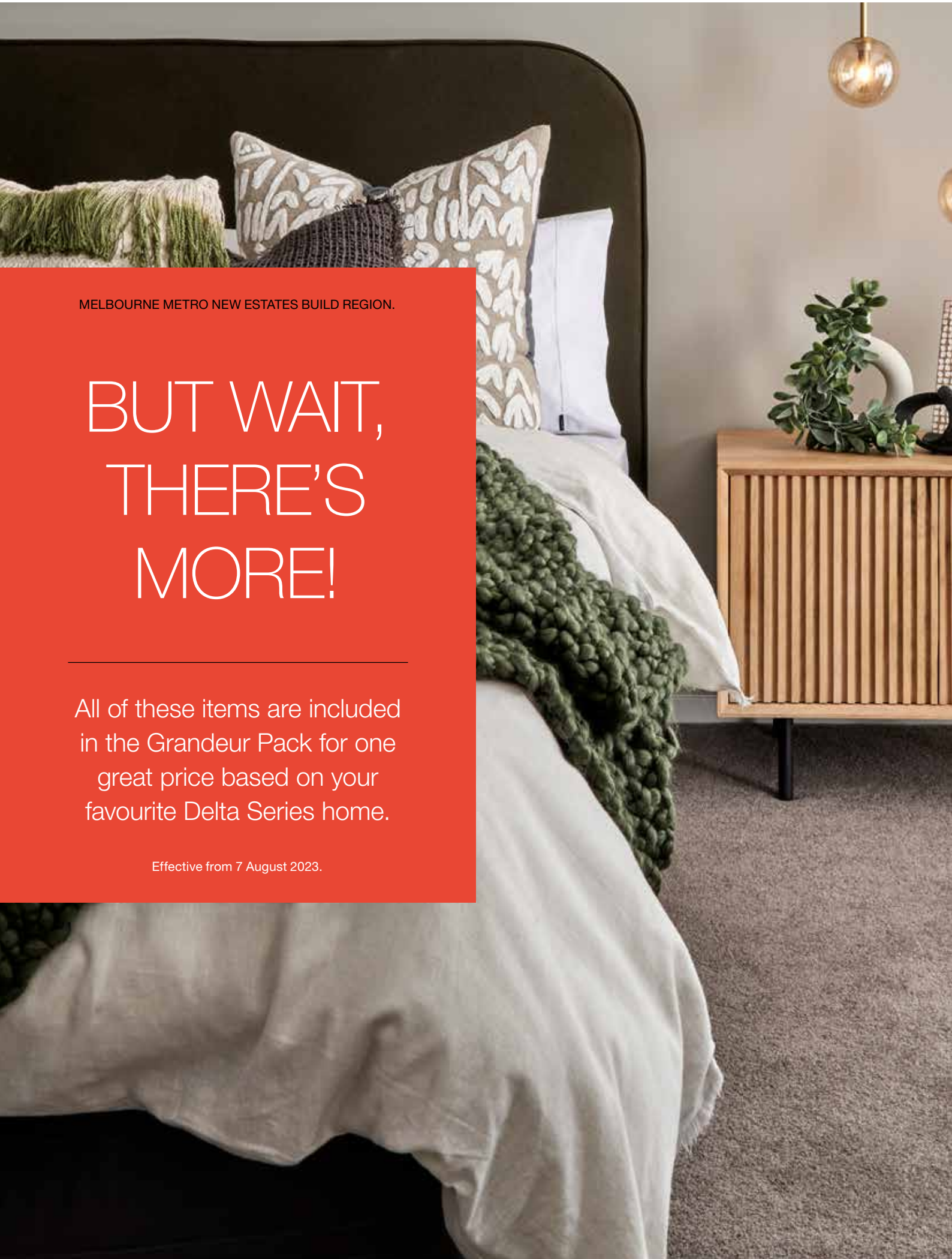
Driveway



Image depicts items not supplied by Metricon namely landscaping and fencing. For driveway colour options refer to swatches on the right.

Driveway Colour Options





MELBOURNE METRO NEW ESTATES BUILD REGION.

BUT WAIT, THERE'S MORE!

All of these items are included in the Grandeur Pack for one great price based on your favourite Delta Series home.

Effective from 7 August 2023.

Grandeur Pack.

Flooring

Elegant flooring

- Choose from either timber look flooring or up to 450 x 450mm ceramic tiles to entry, dining, kitchen & family areas
- Available in a choice of colours^

Stylish carpet

- Carpet to all remaining areas (excluding wet areas)
- Loop pile style
- Choice of 4 colours^

Bathrooms

Stone to vanity

- 20mm stone benchtop to ensuites, powder rooms and bathrooms^

Tiled Shower Base

- Tiled shower bases to all bathrooms

Kitchen

Large stainless steel kitchen appliances

- A** Upright 900mm stainless steel dual-fuel cooker
- B** Stainless steel 900mm glass canopy rangehood
- 600mm freestanding dishwasher

Stone to kitchen benchtops

- C** 20mm stone benchtops^

Overhead kitchen cupboards

- D** Overhead cupboards to both sides of rangehood

Site Costs

\$5,000 site cost spend

- Have more money in your pocket with \$5,000 towards your site costs.

Driveway

Coloured concrete driveway and remote control garage

All included:

- Colour through stippled finish (up to 35m²)
- Choice of 5 colours^
- Garage door remote control

Grand Features

Feature high ceilings

- 2550mm high ceilings.

Feature high doors

- 2340mm high internal flush panel doors (excludes external doors)

Downlights

- 20 pack

All items included for just:

| | |
|------------|-----------|
| Delta 21 | \$29,790* |
| Delta 22 | \$31,890* |
| Delta 24A | \$31,490* |
| Delta 24MR | \$31,090* |
| Delta 25 | \$32,990* |
| Delta 25S | \$32,790* |
| Delta 26MR | \$32,190* |
| Delta 28BP | \$35,290* |
| Delta 29MR | \$34,990* |

Want to upgrade to larger ceramic tiles? Just add:

| | |
|------------|----------|
| Delta 21 | \$1,390* |
| Delta 22 | \$1,590* |
| Delta 24A | \$1,590* |
| Delta 24MR | \$1,490* |
| Delta 25 | \$1,790* |
| Delta 25S | \$1,690* |
| Delta 26MR | \$1,690* |
| Delta 28BP | \$2,090* |
| Delta 29MR | \$1,990* |

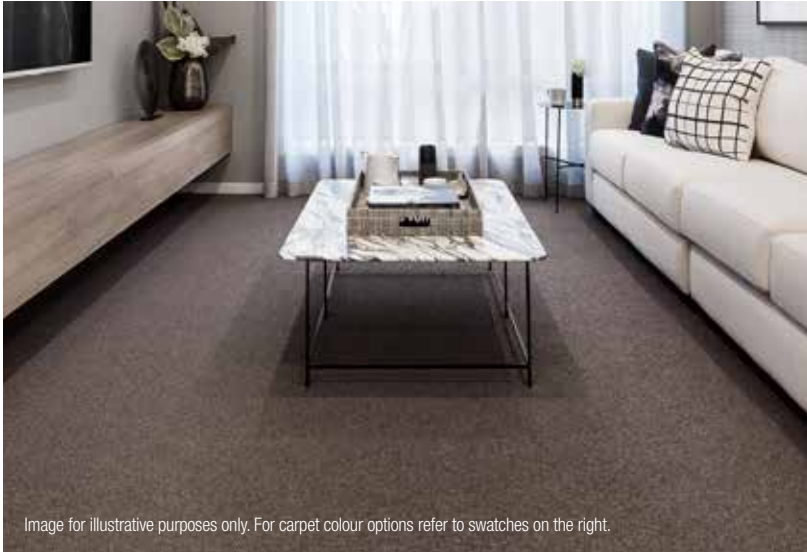
CERAMIC TILES

UP TO
600x600mm

Selected from
Freedom by Metricon
promotional range.

*Prices for the Delta Grandeur Pack based on above listed inclusions and approximate total home size in squares and are applicable to Melbourne Metro New Estates build region only. Available on the Delta Series of homes with Value Specification. May not be redeemed for cash or credit at contract. ^Flooring, carpet, stone benchtop, and Driveway to be selected from Freedom by Metricon promotional range. Colours are subject to change depending on availability. Quantities within this Pack are based on the standard Floorplan only, any changes to the Floorplan may result in additional charges. Speak to your New Home Advisor for a full list of standard inclusions. Valid from 7 August 2023.

Flooring



Carpet Colour Options



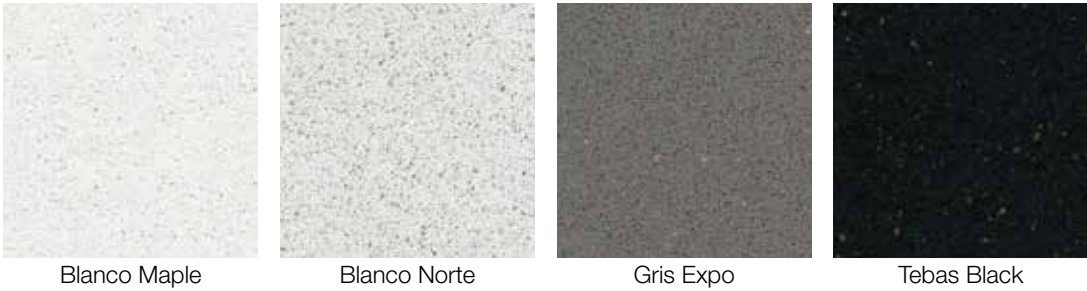
Tile Colour Options (Up to 450 x 450mm)



Kitchen



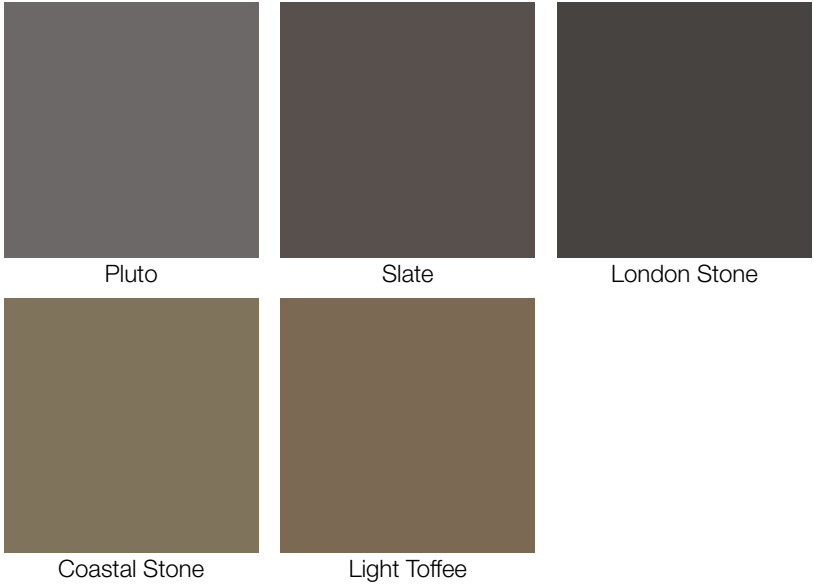
Stone Benchtop Colour Options



Driveway




Driveway Colour Options



Bathrooms





AUSTRALIA'S MOST TRUSTED CHOICE

Trust. It's what makes us Australia's
No. 1 home builder, 7 years running.



**More Australians choose to build
with Metricon than any other builder**
That's why we're Australia's No. 1 home builder
2016 / 2017 / 2018 / 2019 / 2020 / 2021 / 2022
HIA-Colorbond® Steel Top 100

Build with confidence



As we adapt to unexpected world issues, Metricon continues to build great homes,
offering advice and guidance to help you realise your new home building dream.

For more information visit [metricon.com.au/build-with-confidence](https://www.metricon.com.au/build-with-confidence)



More home *for less.*

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Melbourne Metro New Estates and Central build region

August 2023