LUNA HOMES

HOUSE & LAND / ARMSTRONG CREEK 3217

Phoenix 22

Lot 11639 (37) Rutherford Grove - Glenlee

$870,802

4 bedrooms | 2 bathrooms | 2 cars | 505 m2 land

Supplied brochure price valid until 20 November 2026, subject to its conditions. Confirm current availability and the written inclusions.

Home size	**22.62 squares (as supplied)**
Lot dimensions	**15 × 32 m**
Title / timing	**Titled (confirm current status)**
Status	**Confirm availability**
Land component	**$475,000**
Home component	**$395,802**

Request the current written offer

Confirm the exact lot, seller, builder, full specification, site works and any variations. This is a proposed house-and-land package, not a completed home or a reservation. No facade has been confirmed for this summary.

The supplied figures exclude stamp duty on land, legal and conveyancing costs, titles and property reports. Other finance, site or transaction costs may be additional. Obtain independent advice before entering a contract. No investment return, rental guarantee or builder warranty is promised by this summary.

Source: 21 October 2026. Reviewed 24 October 2026. Dimensions and areas are reproduced as supplied; confirm against the survey and siting plan. Full website information: lunahomes.com.au/disclaimer/

Phoenix 22 - plan & inclusions

Listed in the supplied brochure

- 7 Star energy rating and 3kW roof solar system
- Front and rear landscaping, shared fencing and driveway
- Flooring, LED downlights and higher ceilings
- Appliances including dishwasher and kitchen overhead cupboards
- Blinds, window locks and flyscreens to openable windows
- 5kW split-system cooling
- Tiled shower bases and chrome bathroom accessories
- Sliding robe doors, brick infills over windows and remote-control garage
- Clothesline, letterbox and NBN connection



Supplied reference drawing. Confirm the final facade, dimensions, siting, inclusions and approvals. Features may change to suit the actual block. Home size in squares follows the provider's definition.