

ONLY  
5%  
DEPOSIT  
BALANCE UPON  
COMPLETION



Photographs in this brochure may depict items not supplied by Eden Brae Homes, such as furniture, window furnishing, decorative landscaping items including mature plants and trees, water features, pergolas, pools, decks, outdoor fireplaces and barbecues. Pricing does not include the supply of any of these items. Images feature upgraded items – please talk to a sale consultant for detailed package pricing.

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Lot 1706 (382m<sup>2</sup>), Huntlee Estate, North Rothbury

Package Price

**\$514,900**

## YOUR COMPLETE HOME INCLUSIONS:

Being a member of the Eden Brae Homes Group, Connect Homes are able to work closely with the industry's major suppliers to ensure we have the best quality brands, materials and inclusions in our homes.

- ✓ Fully Ducted Reverse Cycle Air-Conditioning
- ✓ Colour On concrete driveway and path
- ✓ Turf, garden bed and boundary fencing
- ✓ Letter box & Clothes line
- ✓ Ceramic tiles to wet areas, living areas alfresco as nominated on plans
- ✓ Carpet to balance home
- ✓ Alarm system
- ✓ Remote control garage door
- ✓ 20mm stone bench tops to kitchen
- ✓ Stainless steel appliances including dishwasher to kitchen
- ✓ 20mm stone bench tops to bathroom and ensuite vanities
- ✓ High ceilings
- ✓ 26 degree roof pitch
- ✓ Front porch to suit design guidelines

FOR MORE DETAILS, CALL 1300 627 767



DISCLAIMER: Siting provided is indicative only. Dimensions, setbacks, calculations are all subject to survey and final working drawings. Package is subject to developer and council approval. Land dimensions are subject to land registration and final survey. Effective May 2016

Terms and Conditions: †Note: Package prices are based on standard home, standard facade and builder's preferred siting. All prices are GST inclusive. Eden Brae Homes reserves the right to change prices without notice. Package provided is based on EBH preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services - including but not limited to sewer/stormwater locations, drainage grates, Telstra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements or Section 88B instrument, may necessitate floor plan or siting amendments \* Please visit [www.osr.nsw.gov.au](http://www.osr.nsw.gov.au) for qualification details. \*\*Stamp duty savings based on land value of \$450,000. Builders Licence Number 247792C.