




ONLY  
5%  
DEPOSIT  
BALANCE UPON  
COMPLETION



ELLENBROOK 24 |  4  2  2  
Lot 1544 (300m<sup>2</sup>), Carmel View Estate, Box Hill

Package Price

**\$874,900**

## 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.

- ✓ Connect Premium Inclusions Upgrade Promotion INCLUDED
- ✓ Reverse cycle ducted air conditioning
- ✓ 2590mm higher ceilings to ground floor
- ✓ 2340mm high internal doors to ground floor
- ✓ SMEG kitchen appliance package including microwave and dishwasher
- ✓ 20mm stone benchtops to kitchen, bathroom and ensuite
- ✓ Downlights to all main living areas
- ✓ Clipsal Iconic switch & dimmer smart technology to selected rooms
- ✓ Designer freestanding bath to main bathroom
- ✓ Ceramic tiles to living and wet areas and carpet to balance of home
- ✓ Tiled alfresco with ceiling fan ready to entertain
- ✓ Colour on concrete driveway and path
- ✓ Turf, garden bed and boundary fence
- ✓ Letter-box and clothes line
- ✓ Security alarm system
- ✓ Remote controlled garage door

### Plus many more inclusions!

Ask a consultant for the Connect Premium Inclusions Upgrade brochure for full list of inclusions.

**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. Images are for illustrative purposes only. Speak to a consultant for full specifications, colour schedule and landscape plans relevant to this package.