

# Fixed Price \$1,177,125<sup>^</sup>

## Montessa 43

Lot 1318 Palmetto Avenue | Berwick Waters Estate, CLYDE NORTH

Lot size: 480 sqm | House size: 43.78 sq



### INCLUSIONS

Colorbond or Tiled roof	Butlers pantry fit out
40mm Caesarstone benchtops throughout in a choice of 10 colours	Square set cornices to Entry and Living areas
2570mm high ceilings	Carpet and Timber look flooring-
900mm SMEG appliances including 600mm dishwasher	Double glazed windows+
Stiebel-Eltron Hot Water Heat Pump	Estate guideline requirements included

### Spend It Your Way

**Up to  
\$48,000  
of upgrades  
included**

T&C's apply

# Henley

World of Homes Clyde North  
Ph: 8306 6070 | [henley.com.au](http://henley.com.au)

# Montessa 43 (43.78sq)

4 BEDS 2 BATHS 2 GARAGE



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^^Based on land price provided by Developer as of April 2024. Henley does not have authority to negotiate land sale. Land is sold separately by Developer. All land enquiries to be made direct to Developer. Home price based on a standard home, standard inclusions, Henley's preferred siting and preferred building surveyor. Home price does not include additional costs for delay in land titles, or any allowance for bushfire requirements. ^Fixed site costs do not include footing probe costs, where required or costs arising from probe results, and are offered on the proviso that Developer provides (1) level 1 compaction report for the lot that is no more than 24 months old (2) a survey of land that matches the engineering submitted to Henley with the fixed site cost application. -Flooring is Category 1 Carpet, and Category 1A Nordic Timber Laminate; +Double glazed windows excludes all doors, sidelights, butt jointed corner windows and picture windows to living areas. Allowance for Estate Guidelines# is based on items that can be identified in the Estate Guidelines at the time of fixing price and does not include discretionary items by Developer. Internal stock images may be used when actual image for design is not available. Photography and illustrations to be used as a guide. Additional cost fixtures & fittings may be shown. House Dimensions are for base floorplan and do not take into consideration any structural options chosen. Please be aware that aspects of floorplan (including room dimensions) may change, including changes to comply with pending National Construction Code (NCC) 2022 amendments.

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