Fixed Price $787,886^

Montessa 43

Lot 272 Ashline Street | St Claire Estate, WOLLERT
Lot size: 43 sqm | House size: 43 sq

4 BEDS | 4 BATHS | 2 GARAGE

Where façade shown, façade may represent offered façade but on different house type, and façade colours and materials that may not be available due to land estate guidelines. Price excludes tiles, stone and/or full render to façade treatment, timber windows, landscaping, fencing, driveway, decking, planter box and decorative lights or any change required by Developer to façade. Internal images from our display home may be shown where image of façade or actual design is not available, in which case, some items pictured, such as furniture, some fixtures and fittings and structural options are not included in the fixed price and may not be available. Speak to your new home consultant for clarification.

INCLUSIONS

- 2570mm high ceilings
- Carpet and Timber look flooring~
- 40mm Caesarstone benchtops throughout in a choice of 17 colours
- Timber stacker doors to Alfresco
- Stainless steel 900mm SMEG appliances including 600mm dishwasher
- Colorbond or Tiled roof
- Overhead cabinetry to Kitchen & Laundry
- Square set cornices to Entry and Living areas
- Double glazed windows+
- Front landscaping and letterbox^^
- Fencing and side gate++
- Concrete driveway and front path

NEW HOME ADVANTAGE
$30,000 to $44,000
in upgrades, savings and existing zone discounts

+

$1,000 OFF~
when you finance through Waterstone Home Loans

Henley

St Claire
Ph: 8306 6000 | henley.com.au

Montessa 43 (43sq)

4 BEDS | 4 BATHS | 2 GARAGE

St Claire

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Henley

^^Home price based on a standard home, standard inclusions, Henley's preferred siting and Henley's preferred building surveyor. The price does not include additional costs arising from changes required by Developer which are discretionary or cannot be identified from Estate Guidelines at the time of pricing. Fixed site costs do not include costs associated with footing probes where required and costs resulting from the probe. ^ House type, facade and external colours, driveway and front path are pre-selected and cannot be changed. ^^ Front landscaping and letterbox are pre-selected and cannot be changed. ++1.8m timber paling front fence with side gate are pre-selected and cannot be changed. ~Flooring supplied is Category 1 Carpet, and Category 1A Nordic Timber Laminate as per Floor Covering Layout available from your Sales Consultant. +Double glazed windows excludes all doors (entry doors, stacker doors, bi-fold doors, sliding doors and half-light/ full light laundry doors, all door frames (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.

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