Fixed Price $941,507^

Electra 35

Lot 1236 Labrador Street | Smiths Park Estate, CLYDE NORTH
Lot size: 636 sqm | House size: 35.75 sq

4 BEDS | 2 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

- Colorbond or Tiled roof
- 20mm Caesarstone Benchtops to Kitchen, Bathroom and Ensuite in a choice of 14 colours
- Kitchen overhead cabinetry in a choice of 250 colours
- 900mm Technika appliances including induction cooktop and 600mm dishwasher
- Rinnai PEPH Series 1500W Electric Panel Heaters
- 2x Rinnai T Series Inverter Split Systems
- Stiebel-Eltron Hot Water Heat Pump
- JA Solar System 4.68kW with 12 x 390 watt solar panels & 1 x 5kW inverter
- Carpet & timber look flooring~
- Double glazed windows+

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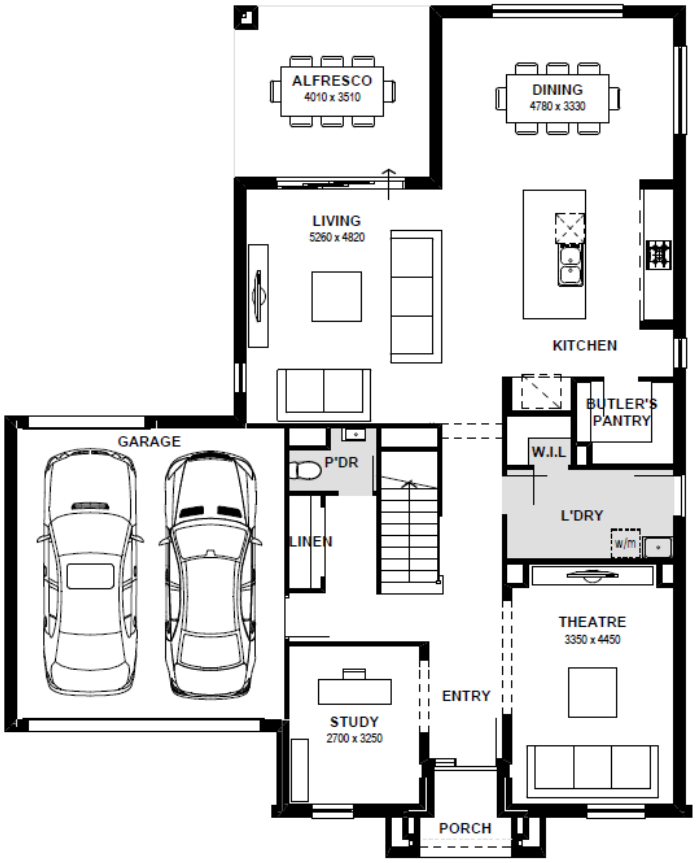
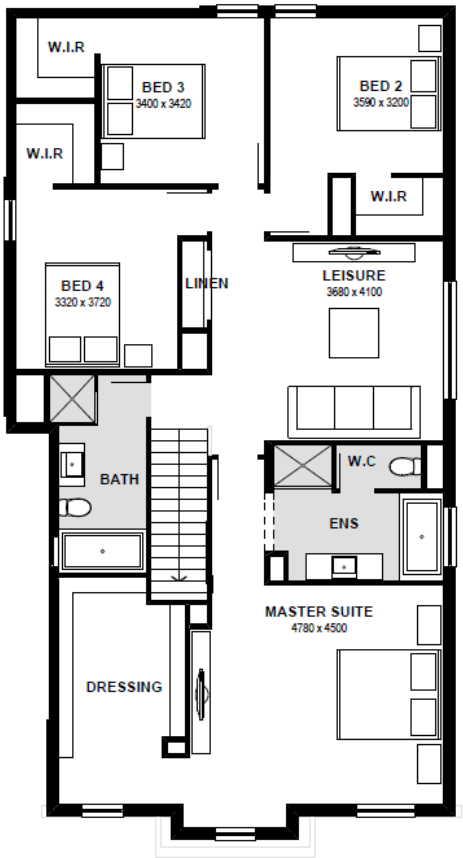
Electra 35 (35.75sq)

4 BEDS | 2 BATHS | 2 GARAGE





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^*Based on land price provided by Developer as of August 2022. 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

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