

# Fixed Price \$723,556<sup>^</sup>

## Cohen 22

Lot 1220 Carradale Road | Smiths Park Estate, CLYDE NORTH

Lot size: 400 sqm | House size: 22.39 sq



**HOUSE &  
LAND PACKAGE**



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 10 colours

Kitchen overhead cabinetry in  
a choice of 250 colours

900mm Technika appliances  
including 600mm dishwasher

Stiebel-Eltron Hot Water Heat  
Pump

Carpet & timber look flooring-

Double glazed windows+

Estate guideline requirements  
included

### Spend It Your Way

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

T&C's apply

# Henley

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

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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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