

# Fixed Price \$830,114<sup>^</sup>

## Sahara 34

Lot 402 Birchwood Crescent | The Dales Estate, BONNIE BROOK

Lot size: 375 sqm | House size: 33.99 sq



HOUSE &  
LAND PACKAGE

Where facade shown, facade may represent offered facade but on different house type, and facade colours and materials that may not be available due to land estate guidelines. Price excludes tiles, stone and/or full render to facade treatment, timber windows, landscaping, fencing, driveway, decking, planter box and decorative lights or any change required by Developer to facade. Internal images from our display home may be shown where image of facade 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 to  
single storey and ground floor  
of double storeys

Colorbond or Tiled roof

20mm Caesarstone  
Benchtops to Kitchen,  
Bathroom and Ensuite in a  
choice of 14 colours

900mm SMEG appliances  
including 600mm dishwasher

Stiebel-Eltron Hot Water Heat  
Pump

Front landscaping and  
letterbox^^

Coloured through concrete  
driveway

Double glazed windows+

Walk in Butlers Pantry

**THE DALES**  
BONNIE BROOK

**THIS PACKAGE INCLUDES**

**\$30K  
OFF**

T&C's apply

**Henley**

Bonnie Brook - The Dales  
Ph: 8306 6050 | [henley.com.au](http://henley.com.au)

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4 BEDS 2 BATHS 2 GARAGE



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**Henley**

^Based on land price provided by Developer as of November 2023. 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. +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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