

Fixed Price \$942,413[^]

Ashbury 320-D34

Lot 506 Potala Avenue | The Dales Estate, BONNIE BROOK

Lot size: 400 sqm | House size: 34.47 sq



4
BEDS



2
BATHS



2
GARAGE

**HOUSE, LAND
& LOAN PACKAGE**

Where façade shown, façade may represent different material options. Colour and façade colours and materials may not be available due to land estate guidelines. Price excludes tiles, stone and/or full render to façade treatment, timber window casings, 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

Concrete roof tiles

40mm Zenith Surfaces by
Stone Ambassador. Crystalline
Silica-Free.

2570mm high ceilings

900mm SMEG appliances

Stiebel-Eltron Hot Water Heat
Pump

Square set cornices to Entry
and Living areas

Carpet and Timber look
flooring~

Double glazed windows+

Up to \$40K spend it your way
upgrades apply. Speak to your
new home consultant for
amount applicable to this
package.

RESERVE HOMES

**SPEND IT YOUR WAY
UP TO \$40K**



**FREE
BATTERY**

T&Cs apply.

Henley

Aintree - Woodlea
Ph: (03) 8588 2444 | henley.com.au

Ashbury 320-D34 (34.47sq)

4 BEDS 2 BATHS 2 GARAGE



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^Based on land price provided by Developer as of January 2025. 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. -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. House dimensions are for base floorplan and do not take into consideration any structural options chosen. Talk to your New Home Consultant to find out what upgrade amount was included for this package as they differ per house type. Images may show Caesarstone® benchtops which are not available due to a government ban on engineered stone containing silica. Please speak to your New Home Consultant for options available at the time you pay a deposit. All plans are copyright, no part may be used, reproduced or copied by any means or in any form without the prior permission of Henley Arch Pty Ltd. Henley Arch Pty Ltd Reg No: CDB-U 49972. This home has not been constructed.

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