

# Fixed Price \$748,654<sup>^</sup>

## Cohen 209-S23

Lot 505 Potala Avenue | The Dales Estate, BONNIE BROOK

Lot size: 400 sqm | House size: 22.50 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

sonnenBatterie Evo worth \$14,999 included for a limited time at no extra cost

20mm Zenith Surfaces by Stone Ambassador. Crystalline Silica-Free

2570mm high ceilings to single storeys and ground floor of double storeys

900mm SMEG appliances

Concrete roof tiles

Front landscaping and letterbox^^

Coloured through concrete driveway

Carpet and Timber look flooring~

Double glazed windows+

Estate guideline requirements included

### Spend It Your Way

**Upgrades  
Included**

**Speak to your New Home Consultant**

# Henley

World of Homes Truganina  
Ph: 8306 6080 | [henley.com.au](http://henley.com.au)

# Cohen 209-S23 (22.50sq)



World of Homes Truganina  
Ph: 8306 6080 | [henley.com.au](http://henley.com.au)

# Henley

^^Based on land price provided by Developer as of June 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. -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. 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 show quartz surface benchtops which are no longer offered due to a Government ban on engineered stone containing crystalline silica. Please speak to your New Home Consultant for options available at the time you pay a deposit and for a full list of standard inclusions. Please refer to master drawings for accurate features, floorplans and dimensions. 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

SD542052