

# Fixed Price \$752,035<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

- |   |  |
|---|--|
| 20mm Zenith Surfaces by Stone Ambassador. Crystalline Silica-Free         | Front landscaping and letterbox^^      |
| 2570mm high ceilings to single storeys and ground floor of double storeys | Coloured through concrete driveway     |
| 900mm SMEG appliances   | Double glazed windows+                 |
| Concrete roof tiles   | Estate guideline requirements included |
| Carpet and Timber look flooring~  |  |

THE  
**BIG SALE**

**SAVINGS  
INCLUDED IN  
FIXED PRICE**

Speak to your new home consultant  
for discount amount included

T&C's apply

# Henley

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

# Cohen 209-S23 (22.50sq)



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^Based on land price provided by Developer as of August 2024. 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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