

# Fixed Price \$902,976<sup>^</sup>

## Lyla 352-D38

Lot 508 Potala Avenue | The Dales Estate, BONNIE BROOK  
Lot size: 448 sqm | House size: 37.87 sq



**HOUSE, LAND  
& LOAN PACKAGE**



### 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~  |  |

**FREE Flooring**  
Mainvue homes

OR

**FREE Battery**  
Reserve homes

T&Cs apply.

# Henley

Truganina - Mt Atkinson  
Ph: (03) 8306 6080 | henley.com.au

# Lyla 352-D38 (37.87sq)

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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