

# Fixed Price \$1,032,484<sup>^</sup>

## Emperor 366-D39

Lot 501 Potala Avenue | The Dales Estate, BONNIE BROOK  
Lot size: 481 sqm | House size: 39.37 sq



**HOUSE, LAND  
& LOAN 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

- |  |  |
|--|--|
| Concrete roof tiles  | Square set cornices to Entry and Living areas  |
| 40mm Zenith Surfaces by Stone Ambassador. Crystalline Silica-Free. | Carpet and Timber look flooring~   |
| 2570mm high ceilings   | Double glazed windows+   |
| 900mm SMEG appliances  | Up to \$40K spend it your way upgrades apply. Speak to your new home consultant for amount applicable to this package. |
| Stiebel-Eltron Hot Water Heat Pump                                 |  |

RESERVE HOMES

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



**FREE  
BATTERY**

T&Cs apply

# Henley

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

# Emperor 366-D39 (39.37sq)

4 BEDS 2 BATHS 2 GARAGE



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**Henley**

^\*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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