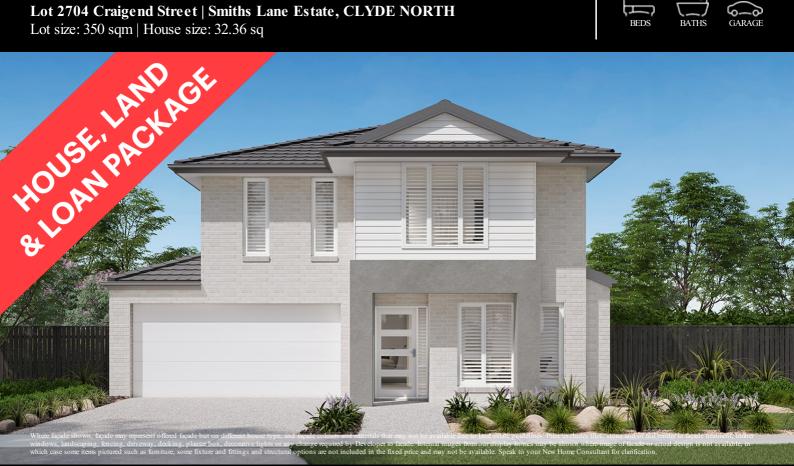
Fixed Price \$848,254^ Elsie 301-D32

Lot 2704 Craigend Street | Smiths Lane Estate, CLYDE NORTH Lot size: 350 sqm | House size: 32.36 sq



INCLUSIONS

Concrete roof tiles

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

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

900mm SMEG appliances

Stiebel-Eltron Hot Water Heat Pump

Henley

Walk in Pantry

Carpet and Timber look flooring-

Double glazed windows+

Estate guideline requirements included

BLACK FRIDAY GIVEAWAY

INCLUDED



Berwick Waters Estate Ph: 8306 6070 | henley.com.au

Elsie 301-D32 (32.36sq)

DINING

KITCHEN

P'DR

BUTLER'S PANTRY

GARAGE

++; 中 ++

в

ALFRESCO

LIVING

w/m L'DRY

THEATRE

W.I.L

ENTRY

PORCH



Ē BEDS

Berwick Waters Estate Ph: 8306 6070 henley.com.au



Ind price provided by Developer as of August 2024. Henley does not have authority to negotiate land sale. Land is sold Developer. All land enquiries to be made direct to Developer. Home price based on a standard home, standard inclusions, med sting and prefered building surveyor. Home price does not include additional costs for delay in land titles, or any bushfire requirements. -Flooring is Category 1 Carpet, and Category 1A Nordic Timber Laminate; +Double glazed windows sors, sidelights, butt jointed comer windows and picture windows to living areas. Allowance for Estate Guidelines# is based can be identified in the Estate Guidelines at the time of fixing price and does not include discretionary items by Developer. ions are for base floorplan and do not take into consideration any structural options chosen. Talk to your New Home find out what upgrade amount was included for this package as they differ per house type. Images show quartz surface ich are no longer offered due to a Government ban on engineered stone containing crystalline silica. Please speak to your negulata for options available at the time you pay a deposit and for a full list of standard inclusions. Please refer to master cecurate features, floorplans and dimensions. All plans are copyright, no part may be used, reproduced or copied by any y form without the prior permission of Henley Arch Pty Ltd. Henley Arch Pty Ltd Reg No: CDB-U 49972 SD555490 find out a ich are no ne Consultant for op