

Fixed Price \$670,168[^]

Alina 210-S23

Lot 248 Tara Circuit | Matilda Estate, DONNYBROOK

Lot size: 386 sqm | House size: 22.56 sq

4 BEDS 2 BATHS 2 GARAGE

**HOUSE, LAND
& LOAN PACKAGE**



Where facade shown, facade may represent offered facade but on different house type, and facade colours and materials that may not be available due to land estate guidelines. Price excludes tiles, stone and/or full render to facade treatment, timber windows, landscaping, fencing, driveway, decking, planter box, decorative lights or any change required by Developer to facade. Internal images from our display homes may be shown where image of facade or actual design is not available, in which case our House Plan images will be used. All fixtures and fittings included in the fixed price and may not be available. Speak to your New Home Consultant for clarification.

INCLUSIONS

Concrete roof tiles

Walk in Pantry

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

Carpet and Timber look flooring~

Double glazed windows+

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

Estate guideline requirements included

900mm SMEG appliances

Stiebel-Eltron Hot Water Heat Pump

THE
BIG SALE

**SAVINGS
INCLUDED IN
FIXED PRICE**

Speak to your new home consultant
for discount amount included

T&C's apply

Henley

Donnybrook Display Centre
Ph: 8306 6000 | henley.com.au

Alina 210-S23 (22.56sq)

4 BEDS 2 BATHS 2 GARAGE



Donnybrook Display Centre
Ph: 8306 6000 | henley.com.au

Henley

Based on land price provided by Developer as of August 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

SD562213