

# Fixed Price \$641,182<sup>^</sup>

## Fiorina 186-S20

Lot 301 Varnish Road | Wattle Park Estate Estate, TARNEIT

Lot size: 338 sqm | House size: 20.04 sq



**HOUSE, LAND  
& LOAN PACKAGE**



Where facade shows a picture of a house, it is only for illustration purposes. The type and facade colours and materials that may not be available due to land estate guidelines. Price excludes the above and all other costs to build, including council fees, stamp duty, fencing, driveway, decking, planter box and decorative lights or any change required by Developer to facade. Images are for illustration purposes only and are not to be taken as an offer. Actual design is not available in which case, some items pictured, such as furniture, some fixtures and fittings, and materials, are for illustration purposes only. Speak to your new home consultant for more information.

### INCLUSIONS

20mm Zenith Surfaces by Stone Ambassador to island bench.

Kitchen overhead cabinetry

600mm stainless steel appliances

2100mm aluminium alfresco sliding door

2040mm internal flush panel doors

3.08kw solar unit with 7x JA solar panels and 5kw inverter

Carpet & timber look flooring~

Double glazed windows+

Aluminium awnings windows throughout

# Henley

**BREAK  
THROUGH**

**Turn  
'maybe one day'  
into  
'move-in day'**

Tarneit - Alamora  
Ph: 03 8588 2440 | [henley.com.au](http://henley.com.au)

# Fiorina 186-S20 (20.04sq)



Tarneit - Alameda  
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^^Based on land price provided by Developer as of January 2025. 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

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