

Fixed Price \$736,898[^]

Sabrina 225-S24

Lot 319 CUMBUNJI ROAD | Monarch Estate, DEANSIDE

Lot size: 375 sqm | House size: 24.18 sq



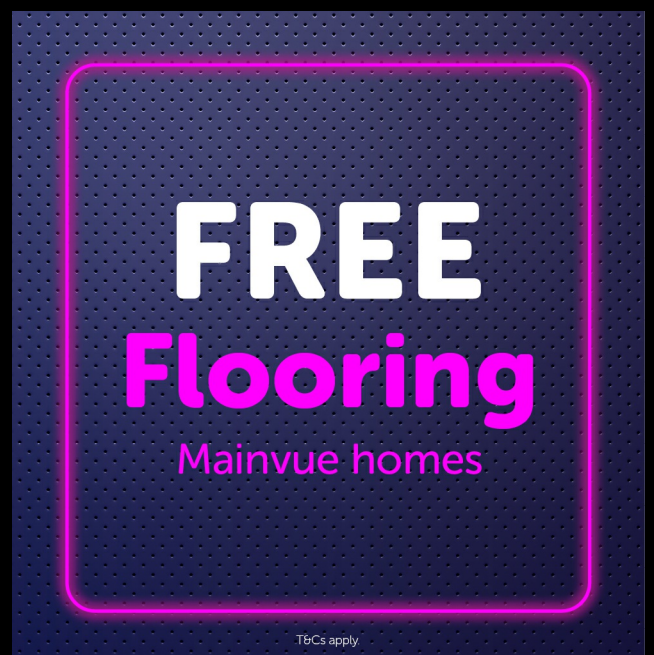
HOUSE, LAND
& LOAN PACKAGE



INCLUSIONS

Concrete roof tiles	Walk in pantry
20mm Zenith Surfaces by Stone Ambassador..	Carpet and timber look flooring~
2570mm high ceilings to single storeys and ground floor of double storeys	Double glazed windows+
900mm SMEG appliances	Aluminium awning windows throughout
Stiebel-Eltron hot water heat pump	

Henley



Tarneit - Alamora
Ph: 03 8588 2440 | henley.com.au

Sabrina 225-S24 (24.18sq)

4 BEDS 2 BATHS 2 GARAGE



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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