

# Fixed Price \$777,493<sup>^</sup>

## Simone 246-D27

Lot 2155 Orana Boulevard | Orana Estate, CLYDE NORTH

Lot size: 350 sqm | House size: 26.52 sq



**HOUSE, LAND  
& LOAN PACKAGE**



Where facade shown, facade may represent offered facade but on different house type and facade colours and materials may be available. Due to land estate guidelines, stone and/or full render to facade, weathered timber windows, landscaping, fencing, driveway, decking, planter box and landscaping may not be included. All images from our display home may be shown where image of the site or actual vision is not available, in which case, some items pictured, such as furniture, some fixtures and fittings and structural walls, are not included in the fixed price and may not be available. Please contact your new home consultant for clarification.

### 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

**BREAK THROUGH**

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

# Henley

Clyde North - Smiths Lane  
Ph: (03) 85882442 | [henley.com.au](http://henley.com.au)

# Simone 246-D27 (26.52sq)

4 BEDS 2 BATHS 2 GARAGE



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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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