

# Fixed Price \$587,411<sup>^</sup>

## Bellina 178-S19

Lot 11510 Newman Circuit | Warralily Estate, ARMSTRONG CREEK  
Lot size: 294 sqm | House size: 19.15 sq



**HOUSE, LAND  
& LOAN PACKAGE**



Where facade shown, facade may represent others facade but on different house type and facade colour and materials that may not be available. Price excludes tiles, stone and/or full render to facade treatment, timber windows, landscaping, fencing, driveway, decking, planter box and decorative lights or any change required by Developer to facade. Internal images from our display home may be shown where image of facade or actual design is not available. In which case, some items pictured, such as furniture, some fixtures and fittings and structural options are not included in the fixed price and may not be available. Speak to 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

Mount Duneed - Armstrong  
Ph: 0383066020 | [henley.com.au](http://henley.com.au)

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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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