

# Fixed Price \$904,127<sup>^</sup>

## Lyla 352-D38

Lot 514 Louvre Road | The Dales Estate, BONNIE BROOK

Lot size: 448 sqm | House size: 37.87 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 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.

Front landscaping and  
letterbox^^

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

Coloured concrete driveway

900mm SMEG appliances

Double glazed windows+

Concrete roof tiles

2000L colorbond slimline  
water tank

Carpet and timber look  
flooring~

# Henley

**FREE**  
**Flooring**  
Mainvue homes

T&Cs apply

Aintree - Woodlea  
Ph: (03) 8588 2444 | [henley.com.au](http://henley.com.au)

# Lyla 352-D38 (37.87sq)

4 BEDS 2 BATHS 2 GARAGE



Aintree - Woodlea  
Ph: (03) 8588 2444 | [henley.com.au](https://henley.com.au)

**Henley**

^Based on land price provided by Developer as of January 2025. 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. 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 may show Caesarstone® benchtops which are not available due to a government ban on engineered stone containing silica. Please speak to your New Home Consultant for options available at the time you pay a deposit. 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. This home has not been constructed.

SD556499