Fixed Price $1,126,827^

Valletta 499-D54VE

Lot 1908 Shelterbelt Avenue | Seventh Bend Estate, WEIR VIEWS
Lot size: 448 sqm | House size: 53.75 sq

5 BEDS | 5 BATHS | 2 GARAGE

Where façade shown, façade may represent offered façade but on different house type, and façade colours and materials that may not be available due to land estate guidelines. Price excludes tiles, stone and/or full render to façade treatment, timber windows, landscaping, fencing, driveway, decking, planter box, decorative lights or any change required by Developer to facade. Internal images from our display homes may be shown where image of façade or actual design is not available, in which case some items pictured such as furniture, some fixture 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

Concrete roof tiles	Square set cornices to Entry and Living areas
40mm Zenith Surfaces by Stone Ambassador. Crystalline Silica-Free.	Carpet and Timber look flooring~
2570mm high ceilings	Double glazed windows+
900mm SMEG appliances	Up to $40K spend it your way upgrades apply. Speak to your new home consultant for amount applicable to this package.
Stiebel-Eltron Hot Water Heat Pump	

RESERVE HOMES

SPEND IT YOUR WAY
UP TO $40K
+
FREE BATTERY

T&Cs apply.

Henley

Truganina - Mt Atkinson
Ph: (03) 8306 6080 | henley.com.au

Valletta 499-D54VE (53.75sq)

5 BEDS | 5 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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