

Fixed Price \$882,960[^]

Elsie 301-D32

Lot 506 Potala Avenue | The Dales Estate, BONNIE BROOK

Lot size: 400 sqm | House size: 32.36 sq



HOUSE, LAND
& LOAN PACKAGE



Where facades shown, facades may represent different facades but on different house type, and facade colours and materials that may not be available due to estate guidelines. This does not include the cost of any change required by Developer. Internal images from our display home may be shown where image of facade or actual design is not available, in which case, the actual design may vary. Landscaping, fencing, driveway, decking, plantings and decorative lights of any change required by Developer 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.

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

900mm SMEG appliances

Concrete roof tiles

Carpet and timber look flooring~

Front landscaping and letterbox^^

Coloured concrete driveway

Double glazed windows+

2000L colorbond slimline water tank

Henley



Bonnie Brook - The Dales
Ph: 8306 6050 | henley.com.au

Elsie 301-D32 (32.36sq)

4 BEDS 2 BATHS 2 GARAGE



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Henley

^^Based on land price provided by Developer as of July 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.

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