

Fixed Price \$735,290[^]

Marino 209-S23

Lot 3238 Moncot Avenue | Smiths Lane Estate, CLYDE NORTH

Lot size: 350 sqm | House size: 22.51 sq



**HOUSE, LAND
& LOAN PACKAGE**



Where facade shown, facade may represent offered facade but on different house style 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 decor, lights and/or change required by developer to facade. Internal images from our display home may be shown where in the actual design is not available, in which case, some items 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

BREAKTHROUGH

INCLUDED

**DISHWASHER
FLOORING
THE LOT!***

Henley

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

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^^Price based on land price provided by Developer as of August 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. * Breakthrough Collection free flooring and dishwasher offer applies to initial deposits placed from 20 March 2025. At no charge, the Breakthrough Collection colour boards - Mocha Mist, Modern Luxe and Serene Retreat will receive 8mm timber laminate flooring from the category 1A Nordic and Brooklyn ranges and the carpet included in the offer is from the Rumble and Hawks Bay ranges. The Coastal Escape colour board will receive 8mm timber laminate flooring from the category 1B Bolero and Augusta ranges and the carpet included in the offer is from the Rumble or Hawks Bay ranges. If applicable, timber laminate flooring is excluded from the understairs. The dishwasher included at no charge is Technika model TBD4SS-7 and includes plumbing to suit. Any upgrade to a higher category of flooring or dishwasher will be an additional cost. This offer cannot be used in conjunction with any other offer. House dimensions are for base floorplan and do not take into consideration any structural options chosen. 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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