

Fixed Price \$780,542[^]

Simone 246-D27

Lot 3232 Modesta Street | Smiths Lane Estate, CLYDE NORTH

Lot size: 313 sqm | House size: 26.52 sq



**HOUSE, LAND
& LOAN PACKAGE**



Where facade shown, facade may represent offered facade but an different house type and facade colours and materials may be available. Due to land estate guide, glass, stone and/or full render to facade treatment, timber windows, landscaping, fencing, driveway, decking, planter box and other items shown may not be included. 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. Please consult 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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4 BEDS 2 BATHS 2 GARAGE



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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. This home has not been constructed. **SD601404**