

EDEN
BRAE'S

UPSIZE SALE

LIVING ESSENTIALS
LUXURY INCLUSIONS
FOR ONLY **\$5,890**



Photographs in this brochure may depict items not supplied by Eden Brae Homes, such as furniture, window furnishings, landscaping, retaining walls, fencing, decorative landscaping items, water features, pergolas, pools, decks, outdoor fireplaces and barbeques. Pricing does not include the supply of any of these items. Images feature upgraded items, please talk to a sales consultant for detailed home pricing.



"It's where you want to live"





The Jasper 31 on display at HomeWorld North

Photographs in this brochure may depict items not supplied by Eden Brae Homes, such as furniture, window furnishings, landscaping, retaining walls, fencing, decorative landscaping items, water features, pergolas, pools, decks, outdoor fireplaces and barbeques. Pricing does not include the supply of any of these items. Images feature upgraded items, please talk to a sales consultant for detailed home pricing.





EDEN
BRAE'S

UPSIZE SALE

LIVING ESSENTIALS

OUR LIVING ESSENTIALS PACKAGE OFFERS YOU THE OPPORTUNITY TO UPGRADE THE LEVEL OF INCLUSIONS FOR YOUR NEW EDEN BRAE HOME FOR ONLY \$5,890!

This incredible range of superior inclusions and finishes will continue to add value, comfort and pleasure long after your new home is completed.

Please refer to the terms and conditions on the back cover.

EXTERIOR UPGRADES



Images feature upgraded items, please talk to a sales consultant for detailed home pricing.





STRUCTURAL INTEGRITY WITH QUALITY FINISHES TO MAXIMISE THE APPEAL OF YOUR NEW EDEN BRAE HOME.



INDUSTRY LEADING QUALITY INCLUSIONS

- Impressive range of facades with different materials and finishes
- Concealed external plumbing (double storey only)
- Gainsborough tri-lock to front entry door
- Deadlock to laundry door and key lock to sliding door
- Solid timber feature panelled front entry door with clear glazed sidelight (where applicable)
- Rear access door from garage (where nominated on plan)
- Extensive selection of bricks in Prestige Series range



PLUS:

1

UPSIZED WITH
MONIER
TRADITIONAL
PROFILE ROOF TILES

(SELECTED FLAT PROFILE)

2

UPSIZED WITH
450mm EAVES
INCLUDING SOFFIT
LINING

3

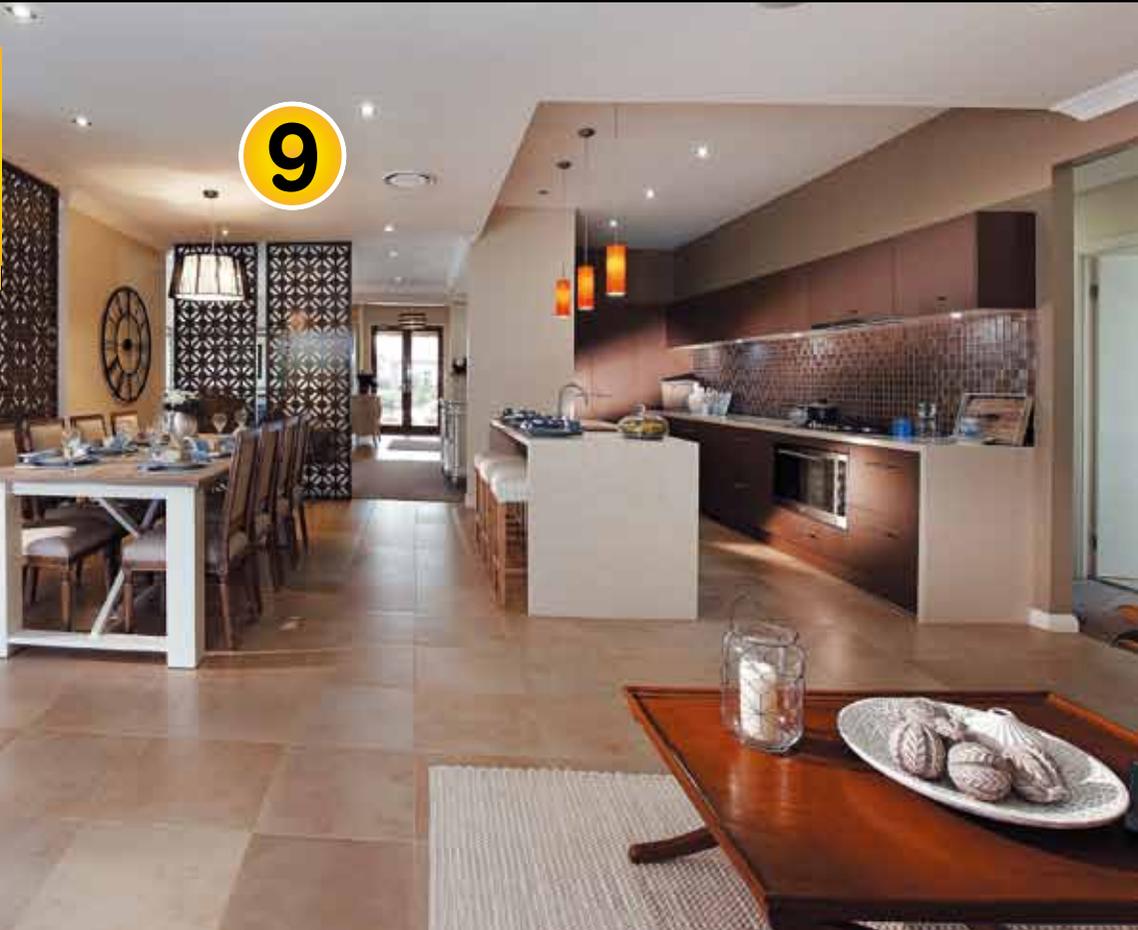
UPSIZED WITH
HYNE T2 BLUE
TERMITE PROTECTED
STRUCTURAL BLUE
PINE FRAMING

3



Termite protected structural blue pine framing. Guaranteed 25 year protection.

INTERIOR UPGRADES



Images feature upgraded items, please talk to a sales consultant for detailed home pricing.



2

5

6

9

1



7

TAUBMANS
endure
ENGINEERED TO ENDURE
 Engineered with Nanoguard, for maximum protection of your home.



8

A RANGE OF CONTEMPORARY INCLUSIONS TO COMPLEMENT THE LIVING AREAS OF YOUR HOME.



INDUSTRY LEADING QUALITY INCLUSIONS

- Designer door handles to kitchen cupboards and all vanities
- Window locks to all openable windows
- Natural gas cook top, hot water system and heating point
- 67mm Colonial skirting boards and 67mm Colonial architrave
- Decorative cornice to living areas
- Designer lever door handles
- Decorative wrought iron staircase with feature detail and maple handrail (double storey only)



PLUS:

1

UPSIZED WITH ALUMINIUM STACKER DOOR TO ALFRESCO AREA
(DIFFERENT TO BI-FOLDING DOOR)

2

UPSIZED WITH 90mm DECORATIVE CORNICE TO SELECTED AREAS

3

UPSIZED WITH MELAMIME SHELVING TO ROBES, PANTRY AND LINEN

4

UPSIZED WITH DESIGNER BAR HANDLE AND ESCUTCHEON LOCK SET
(TO FRONT ENTRY DOOR)

5

UPSIZED WITH 75mm CONTEMPORARY PINE ARCHITRAVES

6

UPSIZED WITH 90mm CONTEMPORARY PINE SKIRTING BOARD

7

UPSIZED WITH TAUBMANS ENDURE PAINT SYSTEM

8

UPSIZED WITH R1.5 WALL INSULATION

9

UPSIZED WITH R3.0 CEILING INSULATION

Please refer to the terms and conditions on the back cover.

KITCHEN UPGRADES



1

LAMINEX®
SQUAREFORM®
benchtops

Seamless square front edge benchtops with a stone slab appearance.

Images feature upgraded items, please talk to a sales consultant for detailed home pricing.

2





PREPARE A CULINARY MASTERPIECE OR SIMPLY ENTERTAIN IN STYLE. WE'VE INCLUDED ALL THE NECESSARY INGREDIENTS.

INDUSTRY LEADING QUALITY INCLUSIONS

- Dishwasher provision including connection points
- 900mm wide kitchen bench top including 300mm overhang
- Fully laminated end and front panels to kitchen cupboards
- T.V. point to family room
- Telephone point to kitchen
- Double power points throughout
- 900mm stainless steel canopy range hood
- 900mm stainless steel European gas cook top with wok burner
- Stainless steel fan forced European oven



PLUS:

1

UPSIZED WITH
40mm SQUAREFORM
DESIGNER BENCH
TOPS

(KITCHEN AND VANITIES)

2

UPSIZED WITH
DORF JOVIAN
DESIGNER MIXER
TO KITCHEN SINK

(KITCHEN AND VANITIES)

3

UPSIZED WITH
STAINLESS STEEL
1½ BOWL QUATRO
KITCHEN SINK

BATHROOM UPGRADES



Images feature upgraded items, please talk to a sales consultant for detailed home pricing.





UNWIND IN STYLE WITH THESE LUXURY INCLUSIONS FOR YOUR NEW BATHROOM.

INDUSTRY LEADING QUALITY INCLUSIONS



Chrome floor wastes to ensuite, bathroom, WC and powder room (where applicable)

Tiled hob to shower base to ensuite and bathroom

Combination fan, light and heater unit to ensuite and bathroom

Polished edge designer mirrors to ensuite and bathroom

Double bowl vanity to ensuite (selected designs)

Floating vanity units to ensuite, bathroom and powder room (where applicable)



PLUS:

1

**UPSIZED WITH
VITREOUS CHINA
VANITY BASINS**

(TO BATHROOM, ENSUITE AND POWDER ROOM WHERE APPLICABLE)

2

**UPSIZED WITH
DORF JOVIAN
BATHROOM
ACCESSORIES**

(TO BATHROOM, ENSUITE AND POWDER ROOM WHERE APPLICABLE)

3

**UPSIZED WITH
DORF JOVIAN WALL
BASIN MIXER**

(TO BATHROOM, ENSUITE AND POWDER ROOM WHERE APPLICABLE)

4

**UPSIZED WITH
CAROMA PROFILE
DELUXE SOFT CLOSE
TOILET SUITE**

5

**UPSIZED WITH
DORF JOVIAN
FIXED SHOWER
OUTLET**

6

**UPSIZED WITH
DORF JOVIAN SINGLE
LEVER MIXER TO
SHOWERS**

7

**UPSIZED WITH
GRANGE SEMI-
FRAMELESS
SHOWER SCREENS**

8

**UPSIZED WITH
TILED SHOWER WALL
NICHE**

(TO BATHROOM AND ENSUITE. EXCLUDES ADDITIONAL ENSUITE)

9

**UPSIZED WITH
INSTANTANEOUS
GAS HOT WATER
SYSTEM***



INDUSTRY LEADING QUALITY INCLUSIONS:



EXTERIOR

- Impressive range of facades with different materials and finishes ✓
- Concealed external plumbing (double storey only) ✓
- Gainsborough tri-lock to front entry door ✓
- Deadlock to laundry door and key lock to sliding door ✓
- Solid timber feature panelled front entry door with clear glazed sidelight (where applicable) ✓
- Rear access door from garage (where nominated on plan) ✓
- Extensive selection of bricks in Prestige Series range ✓
- Sectional overhead door to garage ✓

INTERIOR

- Designer door handles to kitchen cupboards and all vanities ✓
- Window locks to all openable windows ✓
- Natural gas cook top, hot water system and heating point ✓
- 67mm Colonial skirting boards and 67mm Colonial architrave ✓
- Decorative cornice to living areas ✓
- Designer lever door handles ✓
- Decorative wrought iron staircase inc. feature detail & maple handrail (double storey only) ✓

KITCHEN

- Dishwasher provision including connection points ✓
- 900mm wide kitchen bench top including 300mm overhang ✓
- Fully laminated end and front panels to kitchen cupboards ✓
- T.V. point to family room ✓

- Telephone point to kitchen ✓
- Double power points throughout ✓
- 900mm stainless steel canopy range hood ✓
- 900mm stainless steel European gas cook top with fish or wok burner ✓
- Stainless steel fan forced European oven ✓

BATHROOM

- Chrome floor wastes to ensuite, bathroom, WC and powder room (where applicable) ✓
- Tiled hob to shower base to ensuite and bathroom ✓
- Combination fan, light and heater unit to ensuite and bathroom ✓
- Polished edge designer mirrors to ensuite and bathroom ✓
- Double bowl vanity to ensuite (selected designs) ✓
- Floating vanity units to ensuite, bathroom and powder room (where applicable) ✓

OTHER INCLUSIONS

- Council building application fees ✓
- Construction and warranty insurance premiums ✓
- Long service levy payments ✓
- Standard Sydney Waterboard fees ✓
- Standard surveyor and engineer fees ✓
- Home owners warranty insurance ✓
- Fixed price tender ✓
- Stainless steel laundry tub and metal cabinet ✓
- 170 litre gas quick recovery hot water system with tempering valve ✓
- Full scaffolding to WorkCover requirements included in base price (double storey only) ✓

EDEN
BRAE'S

UPSIZE SALE

LIVING ESSENTIALS LUXURY INCLUSIONS:

EXTERIOR UPGRADE

Monier Traditional Profile roof tiles (selected flat profile) ✓

450mm eaves including Soffit Lining ✓

Hyne T2 Blue termite protected structural blue pine framing ✓

INTERIOR UPGRADE

Aluminium stacker door to alfresco (different to bi-folding door) ✓

90mm decorative cornice to selected areas ✓

Melamine shelving to robes, pantry & linen ✓

Designer bar handle and escutcheon lock set (to front entry door) ✓

75mm Contemporary pine architraves ✓

92mm Contemporary pine skirting board ✓

Taubmans Endure Paint System ✓

R1.5 wall insulation ✓

R3.0 ceiling insulation ✓

KITCHEN UPGRADE

40mm Squareform designer bench tops (to kitchen and vanities) ✓

Dorf Jovian designer mixer to kitchen sink ✓

Stainless steel 1½ bowl Quatro kitchen sink ✓

BATHROOM UPGRADE

Vitreous china vanity basins (to bathroom, ensuite & powder room where applicable) ✓

Dorf Jovian bathroom accessories (to bathroom, ensuite & powder room where applicable) ✓

Dorf Jovian wall basin mixer (to bathroom, ensuite & powder room where applicable) ✓

Caroma profile deluxe soft close toilet suite ✓

Dorf Jovian shower outlet ✓

Dorf Jovian single lever mixer to showers ✓

Grange semi-frameless shower screens ✓

Tiled shower wall niche (to bathroom and ensuite, excludes additional ensuite) ✓

Instantaneous gas hot water system ✓

LIVING ESSENTIALS
LUXURY INCLUSIONS
\$5,890
ONLY

Please refer to the terms and conditions on the back cover.

PRESTIGE SERIES COLLECTION



The Waldorf 48 on display at HomeWorld North Kellyville

Photographs in this brochure may depict items not supplied by Eden Brae Homes, such as furniture, window furnishings, landscaping, retaining walls, fencing, decorative landscaping items, water features, pergolas, pools, decks, outdoor fireplaces and barbeques. Pricing does not include the supply of any of these items. Images feature upgraded items, please talk to a sales consultant for detailed home pricing.



THE
prestige
SERIES

**Premium homes fully appointed
with outstanding levels of
inclusions and options.**

Suitable for a wide variety of land sizes,
Prestige Series homes are completed with
a level of inclusions and options that satisfy
the most discerning buyer.

EXPERIENCE THE EDEN BRAE DIFFERENCE.
CALL 1300 NEW HOUSE OR VISIT EDENBRAEHOMES.COM.AU



SIX-TIME WINNERS OF THE HIA MOST PROFESSIONAL MAJOR BUILDER AWARD – NSW REGION.

TERMS AND CONDITIONS: The size of the hot water system unit will vary in accordance with the house size and series chosen. All images are for illustrative purposes only. Eden Brae Homes reserves the right to revise plans, specifications, prices and change or withdraw from this offer without notice or obligation. Deletions of any items from promotion, will not be credited. Builders Licence Number: 120300C. Effective January 2013.

ED657