

EDEN BRAE
HOUSE+LAND
PACKAGES



**IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY

FLAGSTAFF 23

HOUSE+LAND PACKAGE PRICE:

\$474,900*

Lot 217

BASED ON LAND VALUE:

\$262,500



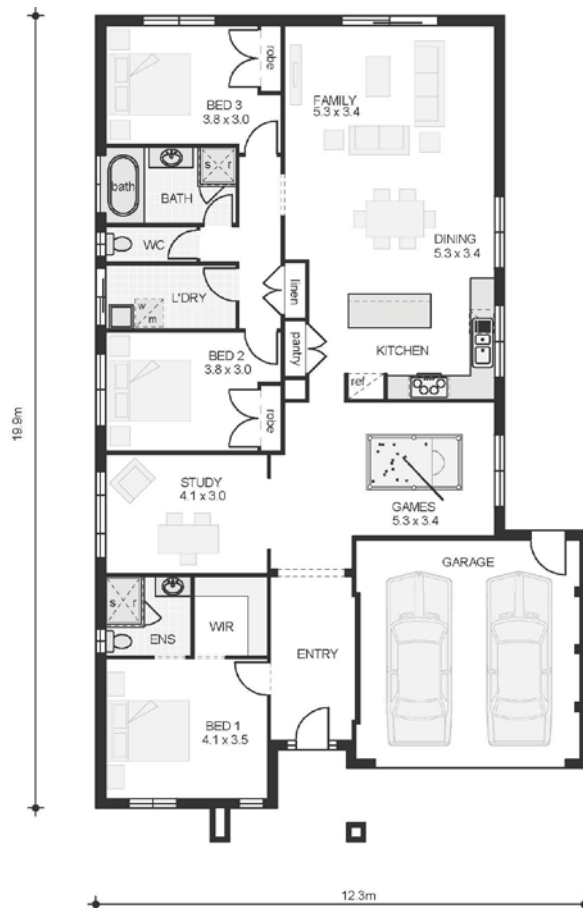
package includes:

Inclusions Upgrade Promotion

\$61,000 worth of luxury inclusions for just \$4,890

PACKAGE INCLUSIONS

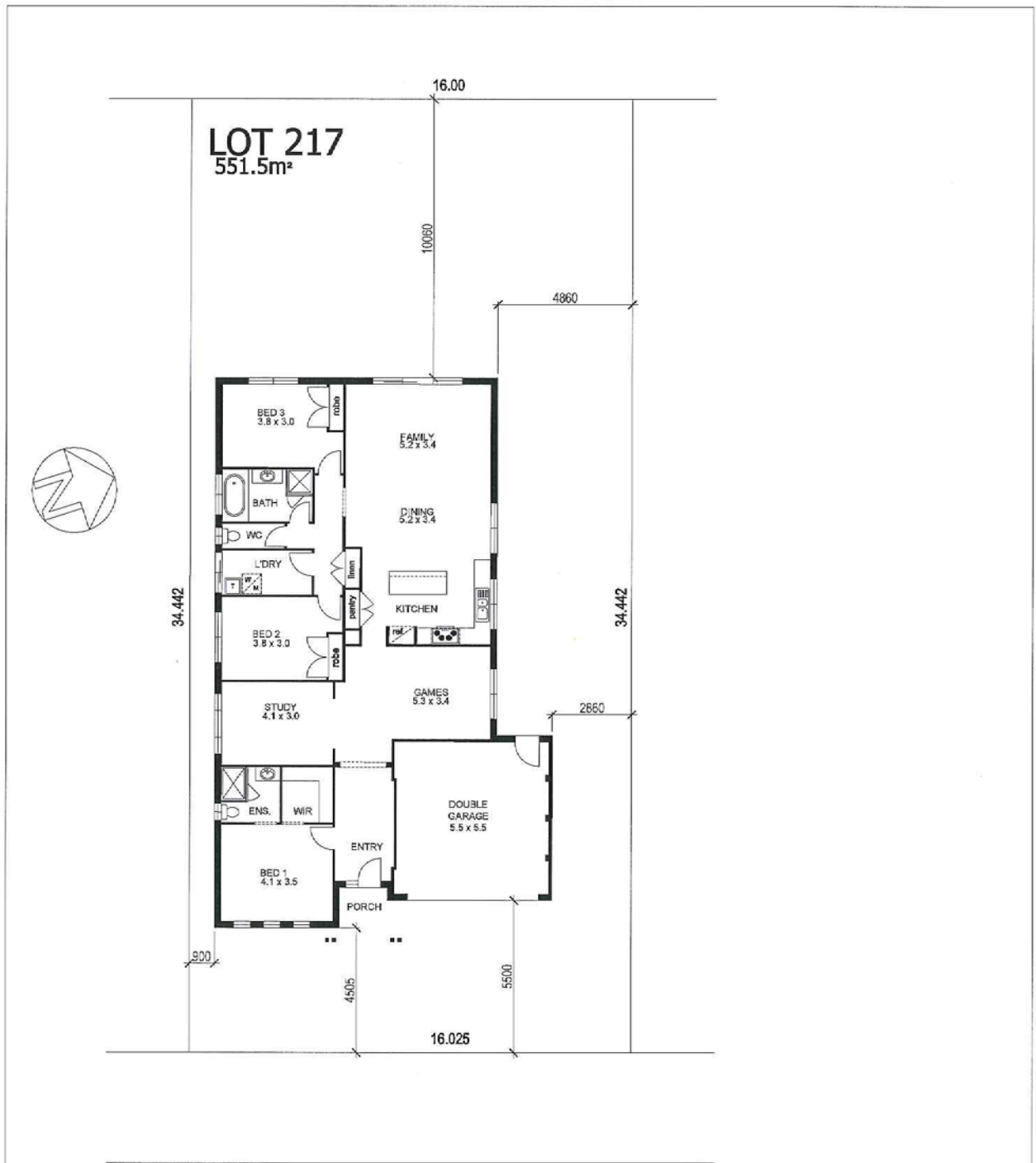
- Site costs
- Standard council fees and requirements
- Standard BASIX
- Standard range of floor tiles to entry, kitchen, meals and family room
- Standard range of quality wool blend sisal carpet to balance of home
- Standard insulation to walls and ceiling
- Roof Sarking
- Alarm System
- Remote controlled garage door
- Paved driveway and path to entry
- Developer compliance (where applicable)
- Inclusions Upgrade Promotion



Please contact **1300 NEW HOUSE** for more information.



TERMS & CONDITIONS: *NOTE: PACKAGE PRICES ARE BASED ON STANDARD HOME, STANDARD FACADE AND BUILDER'S PREFERRED SITING. DEPICTED FACADE MAY INCUR AN ADDITIONAL CHARGE. PRICING MAY VARY DUE TO ACTUAL LAND AVAILABILITY. FIXED PRICE HOUSE AND LAND PACKAGES ARE SUBJECT TO DEVELOPERS DESIGN REVIEW PANEL, COUNCIL FINAL APPROVAL AND EDEN BRAE HOMES PROCEDURE OF PURCHASE. ALL PRICES ARE GST INCLUSIVE. EDEN BRAE HOMES RESERVES THE RIGHT TO CHANGE PRICES WITHOUT NOTICE. START DATE IS SUBJECT TO CLIENT, DEVELOPER AND COUNCIL MEETING TIME FRAMES INCLUDING BUT NOT LIMITED TO, LAND REGISTRATION, AMOUNT OF CLIENT VARIATIONS, DEVELOPER/COUNCIL APPROVAL, ACCEPTANCE OF TENDER AND CONTRACT WITHIN 7 DAYS RESPECTIVELY. FIXED PRICES ARE SUBJECT TO DEVELOPER, COUNCIL AND STATUTORY REQUIREMENTS, LOCATION AND CONDITION OF SERVICES. EDEN BRAE HOMES INCLUSIONS UPGRADE PROMOTION TERMS AND CONDITIONS ARE AVAILABLE. FOR FULL DETAILS OF THIS OFFER PLEASE SPEAK TO YOUR EDEN BRAE HOMES CONSULTANT. IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY. EFFECTIVE JULY 2011



WHITE CEDAR AVENUE

FLAGSTAFF 23
 DATE: 29-06-11
 SCALE: 1:200

PROPOSED:
 LOT 217
 WHITE CEDAR AVENUE,
 SIENNA GARDENS, CLAREMONT MEADOWS

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DISCLAIMER: Siting provided is indicative only. Dimensions, setbacks, calculations are all subject to survey and final working drawings. Package is subject to developer and council approval. Land dimensions are subject to land registration and final survey July 2011