

EDEN  
BRAE'S

# UPSIZE SALE

LIVING ESSENTIALS  
LUXURY INCLUSIONS  
FOR ONLY **\$4,890**



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 Cremorne 37 on display at HomeWorld North

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## LIVING ESSENTIALS

OUR LIVING ESSENTIALS  
PACKAGE OFFERS YOU THE  
OPPORTUNITY TO UPGRADE  
THE LEVEL OF INCLUSIONS  
FOR YOUR NEW EDEN BRAE  
HOME FOR ONLY \$4,890!

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
- Glazed feature panelled front entry door
- Rear access door from garage (where nominated on plan)
- Extensive selection of bricks from Lifestyle Series range



### PLUS:

1

**UPSIZED WITH SECTIONAL OVERHEAD DOOR TO GARAGE**  
(NON-STANDARD COLOUR DEPICTED)

2

**UPSIZED WITH MONIER TRADITIONAL PROFILE ROOF TILES**  
(SELECTED FLAT PROFILE)

3

**UPSIZED WITH 450mm EAVES AS NOMINATED \ ON PLAN**

4

**UPSIZED WITH HYNE T2 BLUE TERMITE PROTECTED STRUCTURAL BLUE PINE FRAMING**

4



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

# INTERIOR UPGRADES



3

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



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





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



## INDUSTRY LEADING QUALITY INCLUSIONS

Window locks to all operable windows

Designer door handles to kitchen cupboards and all vanities from Lifestyle range

Natural gas cook top, hot water system and heating point

67mm contemporary pine skirting boards and 67mm contemporary architrave

Contemporary styled staircase with feature handrail (double storey only)

Designer lever door handles from Lifestyle Series range



PLUS:

1

UPSIZED WITH ALUMINIUM STACKER DOOR TO ALFRESCO AREA

(DIFFERENT TO BI-FOLDING DOOR)

2

UPSIZED WITH 75mm DECORATIVE CORNICE TO SELECTED AREAS

3

UPSIZED WITH TAUBMANS ENDURE PAINT SYSTEM

4

4

UPSIZED WITH R1.5 WALL INSULATION

5

UPSIZED WITH R3.0 CEILING INSULATION



# KITCHEN UPGRADES



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



2

LAMINEX®  
SQUAREFORM®  
benchtops

Seamless square  
front edge benchtops  
with a stone slab  
appearance.





# 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
- Stainless steel fan forced European oven



## PLUS:



**UPSIZED WITH FEATURE WINDOW TO KITCHEN SPLASHBACK**

(SELECTED DESIGNS)



**UPSIZED WITH 40mm SQUAREFORM DESIGNER BENCH TOPS**

(KITCHEN AND VANITIES)



**UPSIZED WITH 900mm STAINLESS STEEL CANOPY RANGE HOOD**



**UPSIZED WITH STAINLESS STEEL 1 3/4 BOWL MONACO KITCHEN SINK**



**UPSIZED WITH IRWELL YUKON GOOSENECK MIXER TO KITCHEN SINK**



**UPSIZED WITH 900mm STAINLESS STEEL GAS COOKTOP WITH WOK BURNER**

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

# 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)



**PLUS:**

**1**

**UPSIZED WITH DESIGNER METAL BATHROOM ACCESSORIES**

(TO ENSUITE, BATHROOM AND POWDER ROOM WHERE APPLICABLE)

**2**

**UPSIZED WITH DESIGNER SINGLE LEVER MIXER**

(TO ENSUITE, BATHROOM AND POWDER ROOM WHERE APPLICABLE)

**3**

**UPSIZED WITH CLOSE COUPLED TOILET SUITE**

**4**

**UPSIZED WITH ABOVE COUNTER VANITY BASINK**

(TO ENSUITE, BATHROOM AND POWDER ROOM WHERE APPLICABLE)

**5**

**UPSIZED WITH FLOATING VANITY UNITS**

(TO ENSUITE, BATHROOM AND POWDER ROOM WHERE APPLICABLE)

**6**

**UPSIZED WITH TILED SHOWER WALL NICHE**

(TO BATHROOM AND ENSUITE. EXCLUDES ADDITIONAL ENSUITE)

**7**

**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 ✓
- Glazed feature panelled front entry door ✓
- Rear access door from garage (where nominated on plan) ✓
- Extensive selection of bricks from Lifestyle Series range ✓

## INTERIOR

- Designer door handles to kitchen cupboards and all vanities from Lifestyle range ✓
- Window locks to all openable windows ✓
- Natural gas cook top, hot water system and heating point ✓
- 67mm contemporary pine skirting boards and 67mm contemporary architrave ✓
- Contemporary styled staircase with feature handrail (double storey only) ✓
- Designer lever door handles from Lifestyle Series range ✓

## 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 ✓
- Stainless steel fan forced European oven ✓

## BATHROOM

- Chrome floor wastes to ensuite, bathroom, WC & 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) ✓

## 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) ✓

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BRAE'S

# UPSIZE SALE

## LIVING ESSENTIALS LUXURY INCLUSIONS:

### EXTERIOR UPGRADE

- Sectional overhead door to garage (non-standard colour depicted) ✓
- Monier Traditional Profile roof tiles (selected flat profile) ✓
- 450mm eaves as nominated on plan ✓
- Hyne T2 Blue termite protected structural blue pine framing ✓

### INTERIOR UPGRADE

- Aluminium stacker door to alfresco (different to bi-folding door) ✓
- 75mm decorative cornice to selected areas ✓
- Taubmans Endure Paint System ✓
- R1.5 wall insulation ✓
- R3.0 ceiling insulation ✓

### KITCHEN UPGRADE

- Feature window to kitchen splashback (where applicable) ✓
- 40mm Squareform designer bench tops (kitchen and vanities) ✓
- 900mm stainless steel canopy range hood ✓
- Stainless steel 1½ bowl Monaco kitchen sink ✓
- Irwell Yukon gooseneck mixer to kitchen sink ✓
- 900mm stainless steel gas cook top with wok burner ✓

### BATHROOM UPGRADE

- Designer metal bathroom accessories (to ensuite, bathroom & powder room where applicable) ✓
- Designer single lever mixer (to ensuite, bathroom and powder room where applicable) ✓
- Close coupled toilet suite ✓
- Above counter vanity basin (to ensuite, bathroom and powder room where applicable) ✓
- Floating vanity units (to ensuite, bathroom and powder room where applicable) ✓
- Tiled shower wall niche (to bathroom and ensuite, excludes additional ensuite) ✓
- Instantaneous gas hot water system ✓

LIVING ESSENTIALS  
LUXURY INCLUSIONS  
\$4,890  
ONLY

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# LIFESTYLE SERIES COLLECTION



## The Marina 42 on display at HomeWorld North Kellyville

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THE  
lifestyle  
SERIES

**Affordable, high quality housing with generous inclusions and finishes that exceed home industry standards.**

These homes incorporate the latest in alfresco dining and open plan living. Designs are suited to traditional and narrow land sizes.



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.

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