



CHILTON FACADE ILLUSTRATED

ALKA GARDENS ESTATE
LOT 07 ASTON CLOSE
HOXTON PARK

IVY 32
CHILTON



\$670,700



Inclusions:

- Designer Inclusions
- Designer "Luxury" Promo
- Standard "Greenfields" site costs including up-graded "H" class slab and excavation with additional 450mm dia concrete piercing and high salinity
- Tender subject to detailed survey and bore-hole report
- Basix requirement including a 3000 litre above ground rainwater tank, ducting to rangehood & external freestanding clothes line.
- Gas up-graded Rheem Integrity 27 litre gas Instantaneous HWS, gas cooktop, and internal gas bayonet point
- Up-graded R3.0 ceiling insulation
- Décor items including standard builders range main floor tiling and bronze range carpet
- Tiled front Porch
- Paved driveway & plain concrete cross-over to kerb
- Masonry face brick finish letterbox
- Landscape concept plan

Living "Plus Options included:

- Grand Alfresco

**Don't miss out !
Contact us today**

Call Kelly House
0413 016 646 or 9601 6842

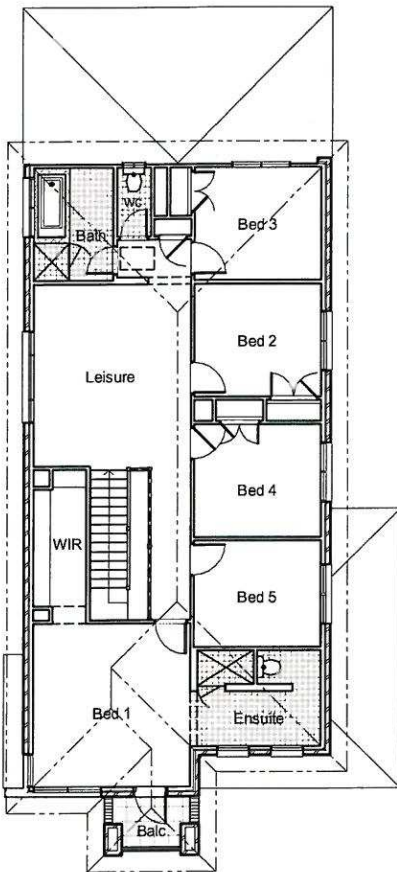
ClarendonHomes

SITE ADDRESS: LOT 07
UNREGISTERED

HOUSE TYPE: IVY 32
FACADE: CHILTON



Street Elevation

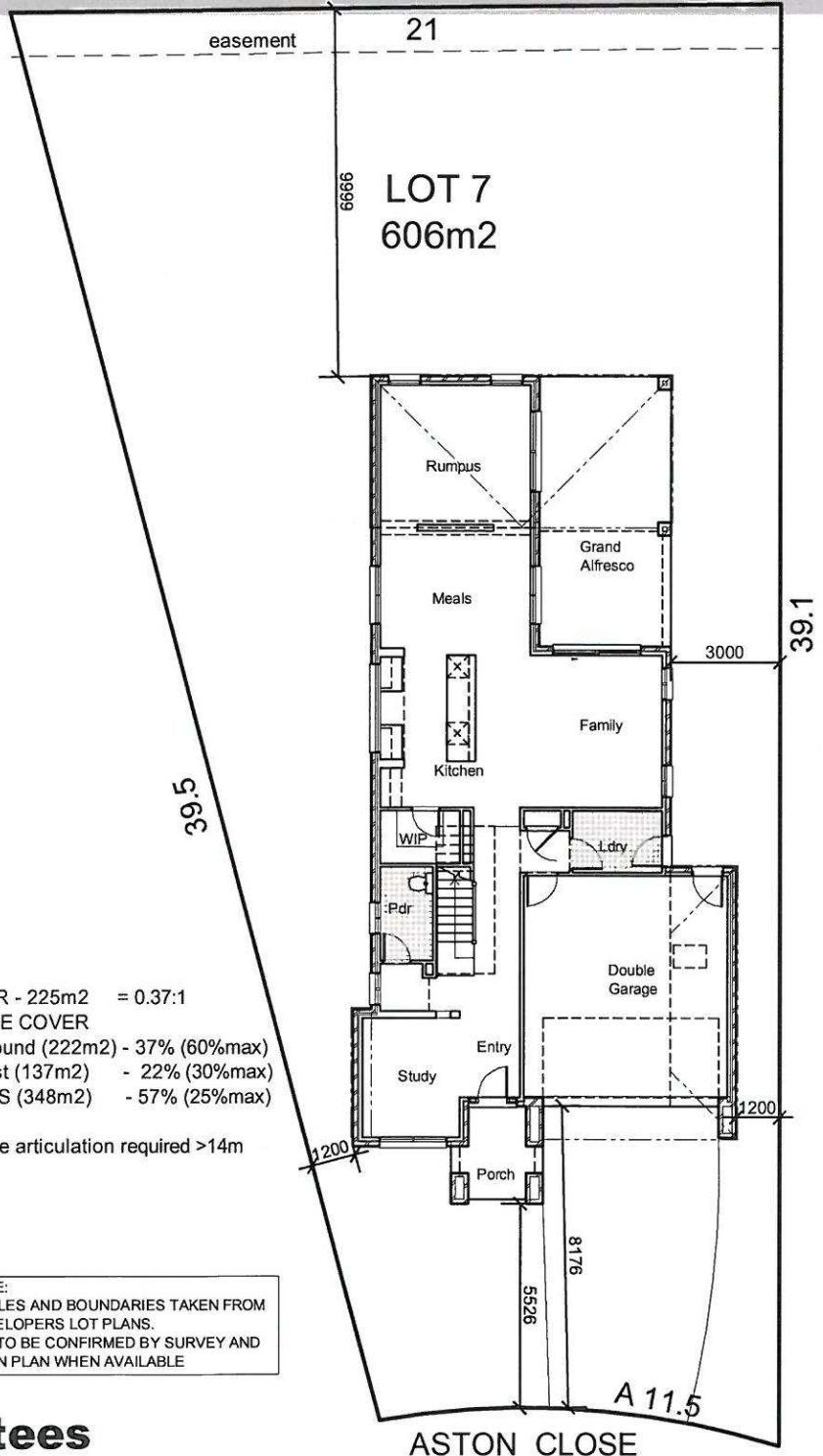


First Floor Plan

FSR - 225m² = 0.37:1
 SITE COVER
 Ground (222m²) - 37% (60%max)
 First (137m²) - 22% (30%max)
 POS (348m²) - 57% (25%max)

Side articulation required >14m

NOTE:
 ANGLES AND BOUNDARIES TAKEN FROM
 DEVELOPERS LOT PLANS.
 LOT TO BE CONFIRMED BY SURVEY AND
 LINEN PLAN WHEN AVAILABLE



The Clarendon Guarantees

30 years
building quality
homes

Brilliant quality
for 30 years

Clarendon have been helping Australian families build their dream home for more than 30 years

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designs

Incredible
50 designs

Clarendon has one of Australia's widest range of new home designs

Over 50
design awards

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winners

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50 year
structural
guarantee

Committed
to you

Clarendon stands behind everything we build