## Clarendon

# HOME LAND



**ALKA GARDENS ESTATE** 

**IVY 32** 

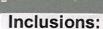






ALKA GARDENS ESTATE

IVY 32



- Designer Inclusions
- Designer "Luxury' Promo
- Standard "Greenfields" site costs including up-graded "H" class slab and excavation with additional 450mm dia concrete piering 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



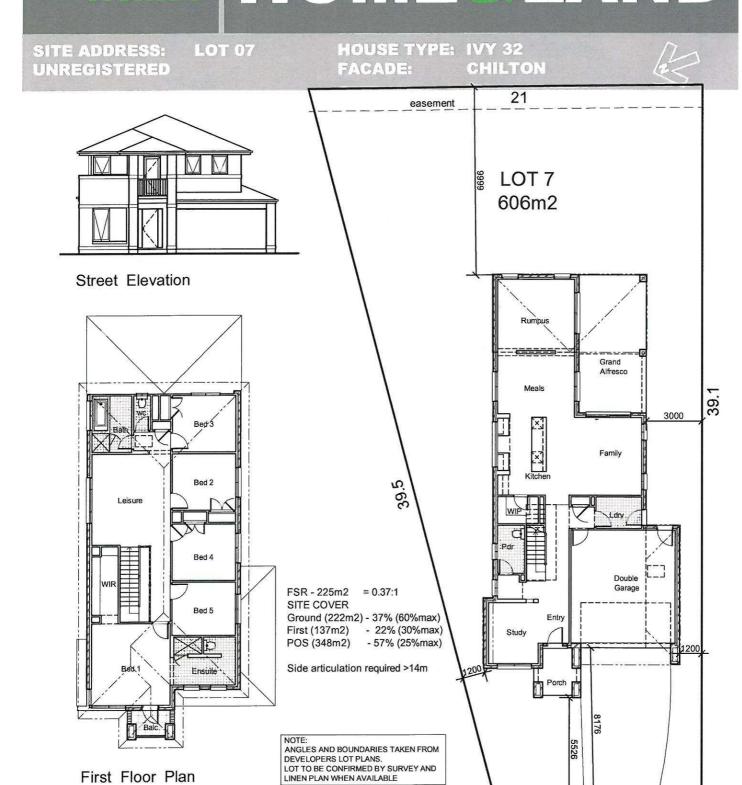


Call Kelly House 0413 016 646 or

### Clarendon

All enquiries regarding the land should be made to Land Sales Office. The land value included in the package is \$329,000 based on Lot 07 Aston Close, Hoxton Park. All photographs/renderings are for illustrative purposes only. Traditional floor plan shown. Site cost allowance is based on builder's preferred siting, additional piering across building platform and is subject to addition costs including rock, fill and services, to be confirmed on receipt of necessary soil tests and survey. Siting and costs subject to building selback. Price does not include light fittings, flyscreens, blinds and curtains, fencing, landscaping, relaining walls tiled affrescos, roof serking and bushfire requirements. Prices subject to conditions of developer and council approval. Carpet and tiles based on Builders Standard Range. Prices based on 1st April 2012 Price List. Package current at time of printing. E&OE. ClarendonHomes reserves the right to change the price without notice.

# Clarendon HOME LAND



### The Clarendon Guarantees



#### **Brilliant** quality for 30 years

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



#### Incredible 50 designs

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



#### Love being winners

Clarendon are prolific winners of MBA and HIA excellence awards for innovative new home



ASTON CLOSE

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#### Committed to you

Clarendon stands behind everything we build