

\$474,900

\$425,000

\$899,900

bath

2.5

car

2

Home & Land Package

Home Price

Land Pric

bed

4

Home and Land Package

Lot 6077 Lot size: 369m²

Waratah



Inclusions

- Custom Facade
- Advantage Series Luxury Standard Inclusions
- Stone Benchtop To Kitchen
- Smeg Kitchen Appliance Package
- Ceramic Floor Tiles From Builders Range To Entry, Kitchen, Meals & Family Room
- Quality Wool Blend Sisal Carpet From Builders Range To Balance Of Home
- Alarm System
- Remote Controlled Garage Door
- Masonry Retaining Walls To Front Yard (where applicable)
- Masonry Letterbox & Clothes Line
- Plain Concrete To Alfresco (where applicable)
- Driveway and Path To Entry
- Roof Sarking
- 'H' Class Slab
- Turf To Front & Rear Yard
- Front Yard Landscaping Only Includes Front Hedging & One Small Tree
- Ducted Air Conditioning

Newpark is accessed via Elara Boulevard in Marsden Park **Phone** 1300 122 500 **newpark.com.au**

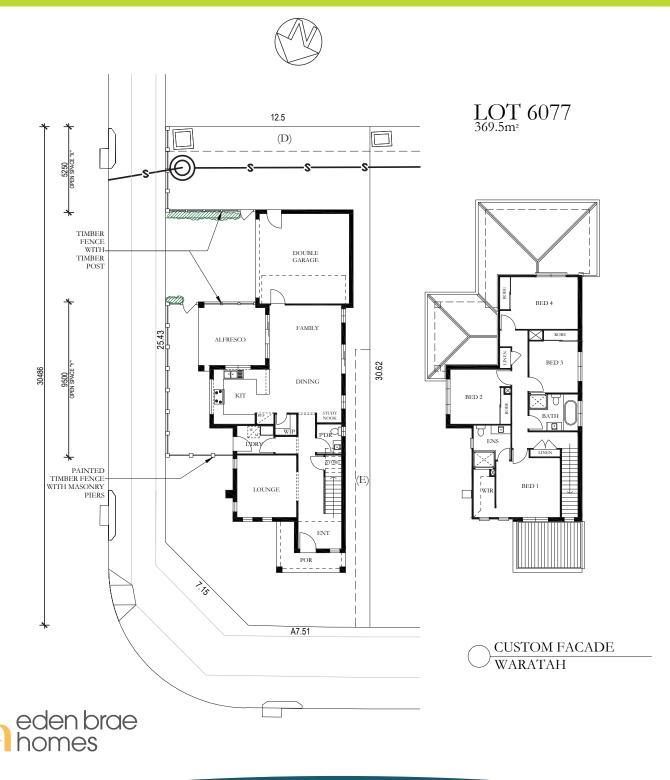
TERMS & CONDITIONS: *NOTE: package prices are based on standard home, standard facade and builder's preferred siting. Depicted facade may incur an additional charge. Pricing may vary due to actual land availability. House and Land Packages are subject to developers design review panel, council final 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 approval, acceptance of tenders are based on standard home, standard to, land registration, amount of client variations, developer/council approval, acceptance of tender and contract within 7 days respectively. Prices are subject to developer, council and statutory requirements, location and condition of services. Package provided is based on Eden Brae Homes preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services - including but not limited to sewer/stormwater locations, drainage grates, Telstra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements or Section 888 instrument, may necessitate floor plan or siting amendments. Eden Brae Homes Sale terms and conditions apply 6 full details of these are available from all Eden Brae Homes Display Centres. Please speak to your Eden Brae Homes consultant or refer to individual marketing material Builders Licence Number 120/300C. Printed on: 29/10/2019 WIP0336

eden brae homes



Lot 6077 Lot size: 369m²

Waratah



Newpark is accessed via Elara Boulevard in Marsden Park Phone 1300 122 500 newpark.com.au

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 uary due to actual land availability. House and Land Packages are subject to developers design review panel, council final approval and Eden Brae Homes Procedure of Purchase. All prices are CST 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, and registration, amount of client variations, developer/council approval, acceptance of tender and contract within 7 days respectively. Prices are subject to developer, council and statutory requirements, location and condition of services. Package provided is based on Eden Brae Homes preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services - including but not limited to sewer/stormwater locations, drainage grates, Telstra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements core or Section 88B instrument, may necessitate floor plan or siting amendments. Eden Brae Homes Sel terms and conditions apply 6 full details of these are available from all Eden Brae Homes Display Centres. Please speak to your Eden Brae Homes consultant or refer to individual marketing material. Builders Licence Number 120300C. Printed on: 29/10/2019 WIP0336



\$334,900

\$784,900

bath

2

car

2

Home & Land Package

Home Price

Land Price

bed

4

Home and Land Package

Custom with Kirra Facade

Lot 6083 Lot size: 396.9m²



Inclusions

- Advantage Series Luxury Standard Inclusions
- Stone Benchtop to Kitchen
- Smeq Kitchen Appliance Package
- Ceramic Floor Tiles from Builders Range to Entry, Kitchen, Meals & Family Room
- Quality Wool Blend Sisal Carpet from Builders Range to Balance of Home
- Alarm System •
- Remote Controlled Garage Door
- Plain Concrete to Alfresco (Where Applicable)
- Driveway and Path to Entry
- **Roof Sarking** .
- 'H' Class Slab
- Turf to Front Yard





Newpark is accessed via Elara Boulevard in Marsden Park Phone 1300 122 500 newpark.com.au

Disclaimer: Price is correct as at time of print only. The builder reserves the right to withdraw this offer at any time without notice before deposit. Photos & designs are guides only. This offer is subject to council and estate approval of plans. Planter boxes, feature planting, external works and facade lighting not included. 1.5m max crossfall. Printed on: 19/05/2020 WIP0416



Lot size: 396.9m²

Lot 6083

Home and Land Package

Custom with Kirra Facade



eden brae homes

> Newpark is accessed via Elara Boulevard in Marsden Park Phone 1300 122 500 newpark.com.au

Disclaimer: Price is correct as at time of print only. The builder reserves the right to withdraw this offer at any time without notice before deposit. Photos & designs are guides only. This offer is subject to council and estate approval of plans. Planter boxes, feature planting, external works and facade lighting not included. I.5m max crossfall. Printed on: 19/05/2020 WIP0416



Livingstone 16 Mk III

Lot 6238 Lot size: 356.1m²

\$328,900 Home Price

+ / = 0

\$456,000 Land Price

\$784,900 Home & Land Package

bed	bath	car
3	2	1



Inclusions

- Advantage Series Luxury Standard Inclusions
- Air Conditioning
- Stone Benchtop to Kitchen
- Smeg Kitchen Appliance Package
- Ceramic Floor Tiles from Builders Range to Entry, Kitchen, Meals & Family Room
- Quality Wool Blend Sisal Carpet from Builders Range to Balance of Home
- Alarm System & Remote Controlled Garage Door
- Driveway & Path to Entry
- Roof Sarking
- 'H' Class Slab
- Turf tTo Front Yard & Rear Yards
- Front Yard Landscaping Only (Includes Front Hedging & One Small Tree)
- Masonry Retaining Walls to Front Yard (Where Applicable)
- Masonry Letterbox & Clothes Line

Newpark is accessed via Elara Boulevard in Marsden Park Phone 1300 122 500 newpark.com.au

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 uary due to actual land availability. 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 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 developer, council and statutory requirements, location and condition of services. Package provided is based on Eden Brae Homes preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services – including but not limited to sewer/stormwater locations, drainage grates. Telstra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements or Section 888 instrument, may necessitate floor plan or siting amendments. Eden Brae Homes Sale terms and conditions applu – full details of these are available from all Eden Brae Homes Display Centres. Please speak to your Eden Brae Homes consultant or refer to individual marketing material. Builders Licence Number 120300C. Effective June 2020. Printed on: 12/06/2020 WIP0426





Lot 6238 Lot size: 356.1m²

Livingstone 16 Mk III





Newpark is accessed via Elara Boulevard in Marsden Park Phone 1300 122 500 newpark.com.au

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. 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 developer, council and statutory requirements, location and condition of services. Package provided is based on Eden Brae Homes preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services – including but not limited to sewer/stormwater locations, davage prices are available from all Eden Brae Homes Display Centres. Please speak to your Eden Brae Homes applig. Full details of these are available from all Eden Brae Homes Display Centres. Please speak to your Eden Brae Homes consultant or refer to individual marketing material. Builders Licence Number 120300C. Effective June 2020. Printed on: 12/06/2020 WIP0426



\$344,900

\$455,000

\$799,900

bath

2

car

1

Home & Land Package

Home Price

Land Price

bed

4

Home and Land Package

Lot 6239 Lot size: 353.7m²

Livingstone 190



Inclusions

- Advantage Series Luxury Standard Inclusions
- Air Conditioning
- Stone Benchtop to Kitchen
- Smeg Kitchen Appliance Package
- Ceramic Floor Tiles from Builders Range to Entry, Kitchen, Meals & Family Room
- Quality Wool Blend Sisal Carpet from Builders Range to Balance of Home
- Alarm System & Remote Controlled Garage Door
- Driveway & Path to Entry
- Roof Sarking
- 'H' Class Slab
- Turf tTo Front Yard & Rear Yards
- Front Yard Landscaping Only (Includes Front Hedging & One Small Tree)
- Masonry Retaining Walls to Front Yard (Where Applicable)
- Masonry Letterbox & Clothes Line

Newpark is accessed via Elara Boulevard in Marsden Park Phone 1300 122 500 newpark.com.au

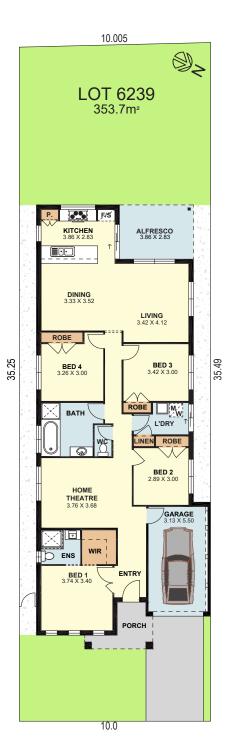
TERMS & CONDITIONS: "NOTE: package prices are based on standard home, standard facade and builder's preferred siting. Depicted facade may incur an additional charge. Pricing may vary due to actual land availability. House and Land Packages are subject to developers design review panel, council final 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. Prices are subject to developer, council and statutory requirements, location and condition of services. Package provided is based on Eden Brae Homes preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services – including but not limited to sewer/stormwater locations, frainage grates, Teistra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements or Section 888 instrument, may necessitate floor plan or sitting amendments. Eden Brae Homes Sale terms and conditions appli – full details of these are available form all Eden Brae Homes Display Centres. Please speak to your Eden Brae Homes consultant or refer to individual marketing material. Builders Licence Number 120300C. Effective June 2020. Printed on: 12/06/2020 WIPO426





Lot 6239 Lot size: 353.7m²

Livingstone 190





Newpark is accessed via Elara Boulevard in Marsden Park Phone 1300 122 500 newpark.com.au

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 uary due to actual land availability. 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 developer, developer and 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 developer, council and statutory requirements, location and condition of services. Package provided is based on Eden Brae Homes preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services – including but not limited to sewer/stormwater locations, frainage grates, Telstra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements or Section 888 instrument, may necessitate floor plan or siting amendments. Eden Brae Homes Sale terms and conditions applu – full details of these are available form all Eden Brae Homes Display Centres. Please speak to your Eden Brae Homes consultant or refer to individual marketing material. Builders Licence Number 120300C. Effective June 2020. Printed on: 12/06/2020 WIP0426