

Lot 7401 Lot size: 275m<sup>2</sup> Ellenbrook 24



bed	bath	car
4	2.5	2



#### **Inclusions**

- Advantage series luxury standard inclusions
- Ducted air conditioning
- Stone benchtop to kitchen
- Smeg kitchen appliance package
- Ceramic floor tiles from builders range to entry, kitchen, meals and family room
- Quality wool blend sisal carpet from builders range to balance of home
- Alarm system and remote controlled garage door

- Driveway and path to entry
- 'H' class slab
- · Turf to front and rear yards
- Front yard landscaping only (includes front hedging and one small tree)
- Masonry retaining walls to front yard (where applicable)
- Masonry letterbox and clothes line

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

Disclaimer: Package prices are based on standard home, standard facade and builder 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 uithin 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 a 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 January 2022. WIPO633



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10.00 **LOT 7401** 275.0m<sup>2</sup> OPTIONAL ALFRESCO 3.0 X 2.9 LIVING 3.52 X 2.90 DINING 4.02 X 4.44 50 27.50 MULTI 3.96 X 3.01 L'DRY DOUBLE GARAGE DRIVEWAY 10.00





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Lot 7450 Lot size: 323m<sup>2</sup> Ellenbrook 29



bed	bath <b>2.5</b>	car



#### **Inclusions**

- Advantage series luxury standard inclusions
- Ducted air conditioning
- Stone benchtop to kitchen
- Smeg kitchen appliance package
- Ceramic floor tiles from builders range to entry, kitchen, meals and family room
- Quality wool blend sisal carpet from builders range to balance of home
- Alarm system and remote controlled garage door

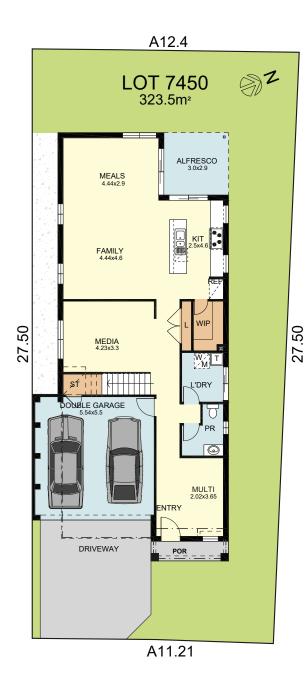
- Driveway and path to entry
- 'H' class slab
- · Turf to front and rear yards
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