## **EDEN BRAE CONNECT** House & Land Package

Ellenbrook 24 | Portofino Facade

• Clipsal Iconic switch & dimmer smart

• Downlights to all main living areas

- technology to selected rooms • Designer freestanding bath to main
- bathroom • Ceramic tiles to living and wet areas and carpet to balance of home
- Tiled alfresco with ceiling fan ready to entertain

PACKAGE PRICE \$1,178,900

eden brae homes

#### FORECAST COMPLETION MAY 2024

- Colour on concrete driveway and path
- Turf, garden bed and boundary fence
- Letter-box and clothes line
- Security alarm system
- Remote controlled garage door

Lot 7092, Elara,

**EDEN BRAE CONNECT PACKAGES** 

**Featured Inclusions** 

• Connect Premium Inclusions Upgrade

• Reverse cycle ducted air conditioning

• 2590mm higher ceilings to ground

• 2340mm high internal doors to

• SMEG kitchen appliance package including microwave and dishwasher

• 20mm stone benchtops to kitchen,

Promotion INCLUDED

floor only

ground floor only

bathroom and ensuite

Marsden Park

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Elara



#### edenbraehomes.com.au

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Elara



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\*Package prices are based on standard home, standard facade and builders preferred siting. Depicted facade may incur an additional charge. Pricing may vary due to actual land availability. House & Land Packages are subject to developer's 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 on fservices. 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 sever/stormwater locations, drainage grates, Telstra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements, or Section 88B instrument, may necessitate floor plan or siting amendments. Please speak to your Eden Brae Homes Sales Consultant or refer to individual marketing material. Builders License Number 120300C.

# Call 1300 645 860

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