# EDEN BRAE CONNECT

House & Land Package

#### Ellenbrook 24 | East Port Facade

∰ 4 ♀ 2.5 ↔ 2

homes



Elara

## Lot 7316, Elara, Marsden Park

#### EDEN BRAE CONNECT PACKAGES Featured Inclusions

- Connect Premium Inclusions Upgrade
  Promotion INCLUDED
- Reverse cycle ducted air conditioning
- 2590mm higher ceilings to ground floor only
- 2340mm high internal doors to ground floor only
- SMEG kitchen appliance package including microwave and dishwasher
- 20mm stone benchtops to kitchen, bathroom and ensuite

- Downlights to all main living areas
- Clipsal Iconic switch & dimmer smart 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** \$1,159,900

#### FORECAST COMPLETION JUN 2025

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

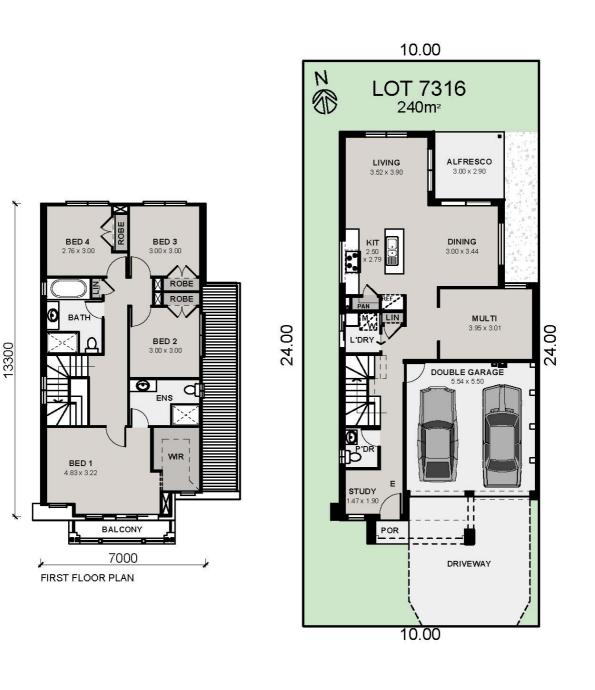
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\*Package prices are based on standard home, standard facade and builders preferred siting. Depicted facade may incur an additional charge. Pricing may vary due to actual land availability. House & Land Packages are subject to developer's design review 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 imeeting time frames including but not limited to, land registrations, arount of client variations, developer/council approval, acceptance of tender 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. Please speak to your Eden Brae Homes Sales Consultant or refer to individual marketing material. Builders License Number 120300C. Effective May 2024

Call 1300 645 860

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