




FIXED PRICE

House & Land Package

 eden brae
homes

Toorak 25 | East Coast Facade

 4  2.5  2



**Lot 261, Appin Grove,
Appin**

PACKAGE PRICE
\$1,079,900

HOUSE PRICE
\$502,900

LAND PRICE
\$577,000

EDEN BRAE PACKAGES

Featured Inclusions

- Lifestyle Series Luxury Inclusions
- Ducted air conditioning
- Stone benchtops to kitchen & ensuite
- SMEG kitchen appliance package
- Standard range of floor tiles to entry, kitchen, meals and family room
- Standard range of quality wool blend Sisal carpet to balance of home
- Alarm System & Remote Controlled Garage Door
- Plain concrete to alfresco (where applicable)
- Driveway and path to entry
- Premium roof upgrade & Roof Sarking
- Higher ceilings

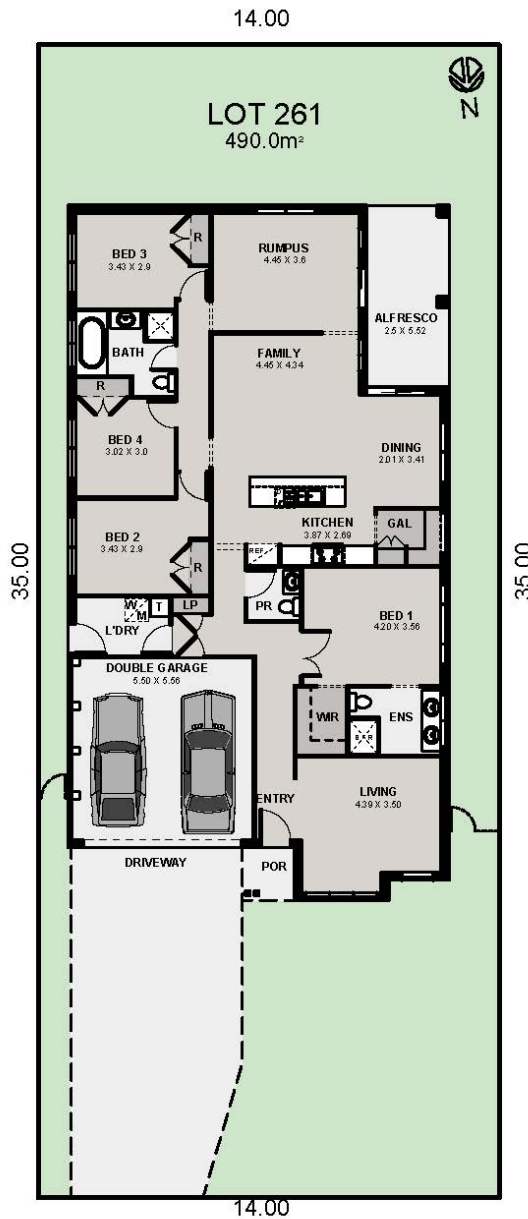
Call 1300 645 860

edenbraehomes.com.au

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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 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 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. Effective April 2024