





**Lot 16, Emerald Hills, Leppington**  
Block Size: 279m<sup>2</sup> | New England Facade

Package Price  
**\$1,075,900\***

**Ellenbrook 26**

 4  2.5  2

House Price  
**\$441,400**

Land Price  
**\$634,500**

### Package includes:

- Advantage Series Luxury Inclusions
- Stone benchtop to kitchen
- SMEG kitchen appliance package
- Standard range floor tiles to entry, kitchen, meals & family room
- Standard range 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
- Roof Sarking



**Advantage**  
series

Image may depict upgrade items and items not supplied by Eden Brae Homes such as decorative landscaping. Please speak to a sales consultant for a full list of inclusions.



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, 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. Eden Brae Homes Sale terms and conditions apply - 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 2022