



Custom

Lot 4207, 206 Abell Road
Marsden Park | Custom Facade

 5

 2.5

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LAND SIZE

361 m²

PACKAGE PRICE

\$1,349,900

EDEN BRAE CONNECT PACKAGES

Featured Inclusions

- Connect Premium Inclusions Upgrade Promotion INCLUDED
- Reverse cycle ducted air conditioning
- 2590mm higher ceilings
- 2340mm high internal doors
- 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
- Colour on concrete driveway and path
- Turf, garden bed and boundary fence
- Letter-box and clothes line
- Security alarm system
- Remote controlled garage door



*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 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. Please speak to your Eden Brae Homes consultant or refer to individual marketing material. Builders Licence Number 120300C. Effective October 2023