




**FIXED PRICE**

House & Land Package

APPIN  
**grove**

**eden brae**  
homes

**Bristol 30 (Guest Suite) | New England Facade**

 5  3  2

**EOFY**  
HOUSE & LAND PACKAGES  
**SALE**



**Lot 201, Appin Grove,  
Appin**

**PACKAGE PRICE**  
**\$1,171,000**

**HOUSE PRICE**  
**\$505,000**

**LAND PRICE**  
**\$666,000**

#### EDEN BRAE PACKAGES

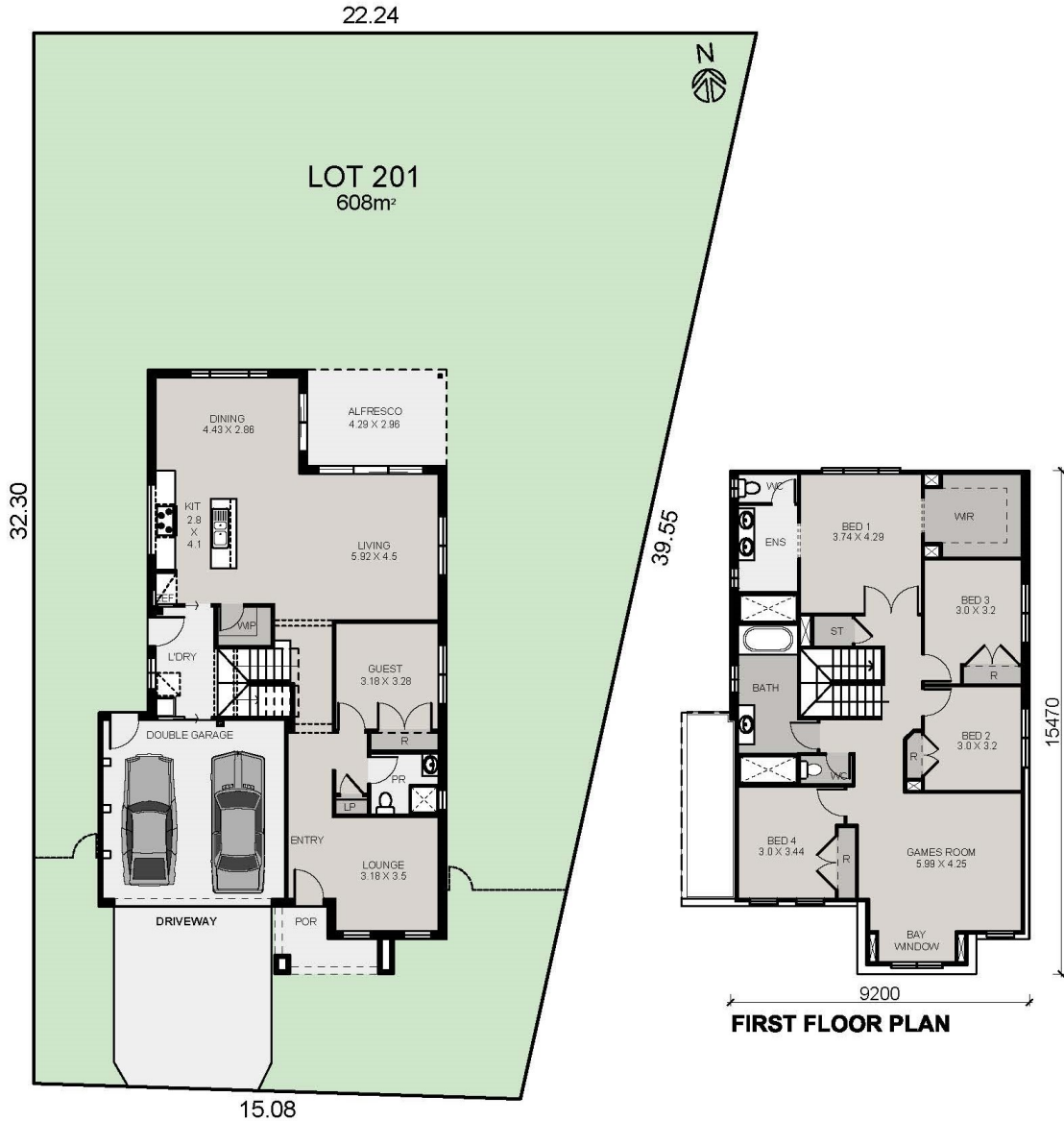
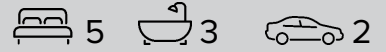
### Featured Inclusions

- Advantage Series Opulence Inclusions
- Ducted air conditioning
- Stone benchtop to kitchen
- SMEG kitchen appliance package
- Selection of either floor tiles or natural timber look laminate flooring to entry, kitchen, meals and family room.
- Selection of quality textured loop pile carpet in a wide range of contemporary colours to balance of home
- Alarm System & Remote Controlled Garage Door
- Plain concrete to alfresco (where applicable)
- Driveway and path to entry
- Efficient Energy Saving Solar System
- Low - E Glazing to All Windows
- R2.7 Glass Wool Wall Insulation
- Thermoseal Wall Wrap to Home
- Above Ground Rainwater Tank
- Ceiling Mounted Fans to Living Areas

**Call 1300 645 860**

[edenbraehomes.com.au](http://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 July 2024