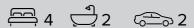
FIXED PRICE House & Land Package

Highland Views.



Glenburn 26 | East Coast Facade





Lot 809, Highland Views, Glenmore Park

PACKAGE PRICE \$1,446,900

но<mark>изе ргісе</mark> \$481,900

LAND PRICE \$965,0<u>00</u>

EDEN BRAE PACKAGES Featured Inclusions

- Lifestyle Series Luxury 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)

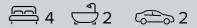
- Driveway and path to entry
- Efficient Energy Saving Solar System
- Low E Double Glazing to All Windows*
- Low E Double Glazing to Sliding Doors in Living Rooms
- R2.5 Glass Wool Wall Insulation
- Wall Wrap to Home
- Above Ground Rainwater Tank
- Ceiling Mounted Fans to Living Areas

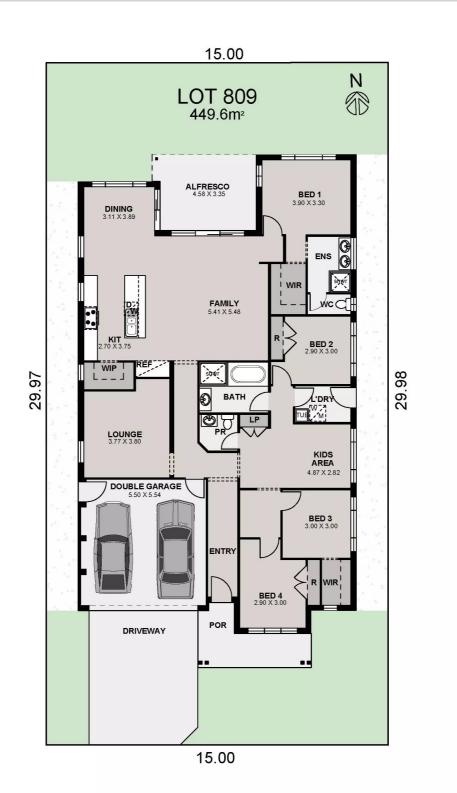
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*Package prices are based on standard home, standard facade and builders preferred siting. Depicted facade may incur an additional charge. Pricing may vary due to actual land availability. House & Land Packages are subject to developer's design review 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 preserves the right to change or preserves the developer land information currently available. Variations to land size, location of services - including but not limited to sever/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. *Excludes windows to wet areas and facade windows with decorative bars. Eden Brae Homes reserves the right to change or modify our featured BASIX 7 Star Package at any time. Builders License Number 120300C. Effective August 2024