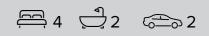
# FIXED PRICE House & Land Package

Madden 26 | Avoca Facade







### Lot 421, Crangan Bay Estate, Crangan Bay

**PACKAGE PRICE** \$974,900

но<mark>изе р</mark>псе \$412,730

LAND PRICE \$562,170

#### EDEN BRAE PACKAGES Featured Inclusions

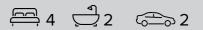
- EBXpress Series Inclusions
- Ducted air conditioning
- Stone benchtop to kitchen & bathroom
- Omega kitchen appliance package
- Driveway
- Standard range floor tiles to entry, kitchen, meals & family room
- Standard range quality wool blend sisal carpet to balance of home
- Alarm System & Remote Controlled Garage
  Door

- Plain concrete to alfresco (where applicable)
- 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

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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 imeeting time frames including but not limited to, land registrations, arount of client variations, developer/council approval, acceptance of tender 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 888 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 August 2024

# Call 1300 645 860

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