




FIXED PRICE

House & Land Package

 eden brae
homes

Como 36 (Guest Suite) | Montague Facade

 4  2.5  2



**Lot 1192, Birling,
Bringelly**

PACKAGE PRICE
\$1,214,900

HOUSE PRICE
\$579,000

LAND PRICE
\$635,900

EDEN BRAE PACKAGES

Featured Inclusions

- Advantage 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
- BASIX 7 Inclusions
- Turf and fencing
- Front Fencing
- Garden beds to front yard including hedges
- Side gates
- Clothes line

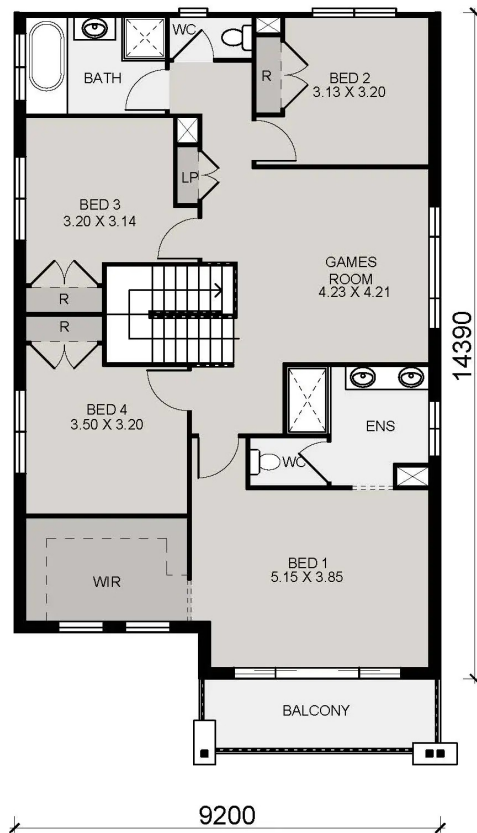
Call 1300 645 860

edenbraehomes.com.au

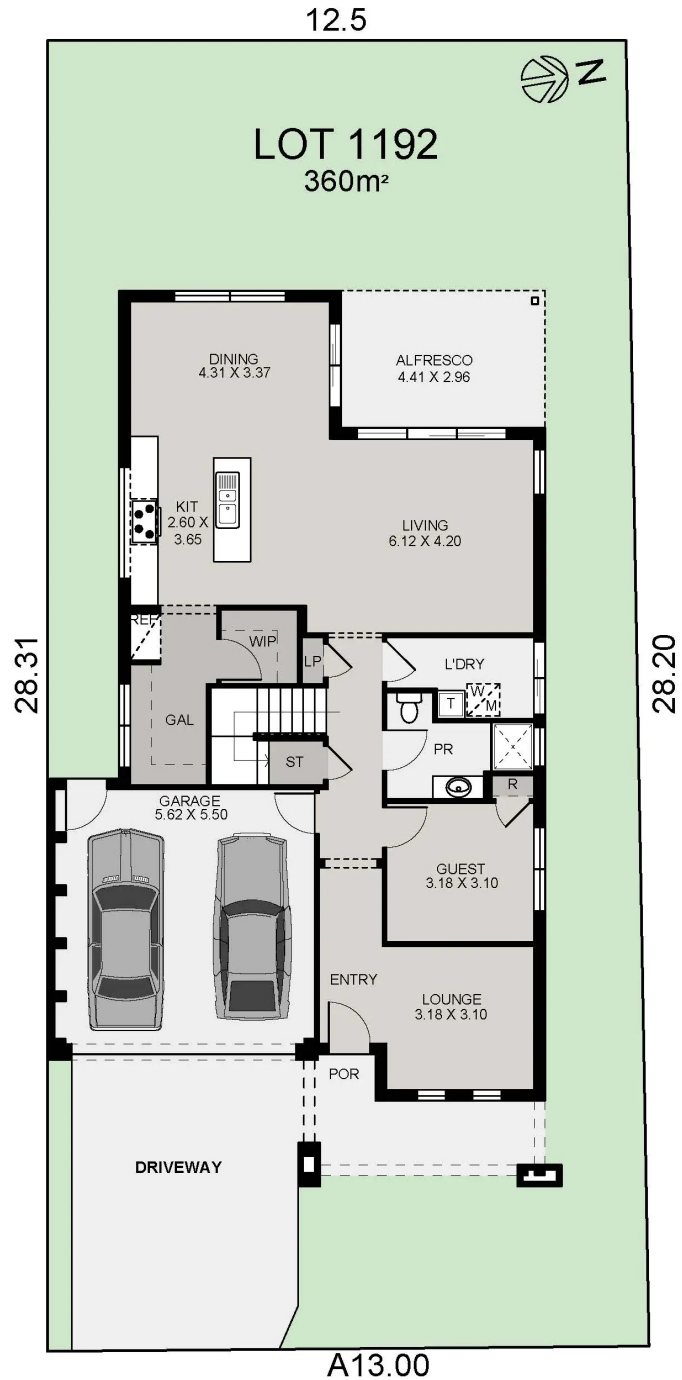
FIXED PRICE
House & Land Package

Como 36 (Guest Suite) | Montague Facade

4 2.5 2



FIRST FLOOR PLAN



*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 December 2024