




FIXED PRICE

House & Land Package

**KINGS
CENTRAL**

**eden brae
homes**

Cheltenham 20 | Astra Facade

 4  2.5  1



**Lot 1104, Kings Central,
Werrington**

PACKAGE PRICE
\$1,149,900

HOUSE PRICE
\$559,910

LAND PRICE
\$589,990

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
- Tiles to alfresco
- Driveway and path to entry
- BASIX 7 inclusions
- Light package
- Landscaping (turf, garden bed and tree to front)
- 2590mm high ceilings
- Letterbox
- Clothes line
- Fencing

Call 1300 645 860

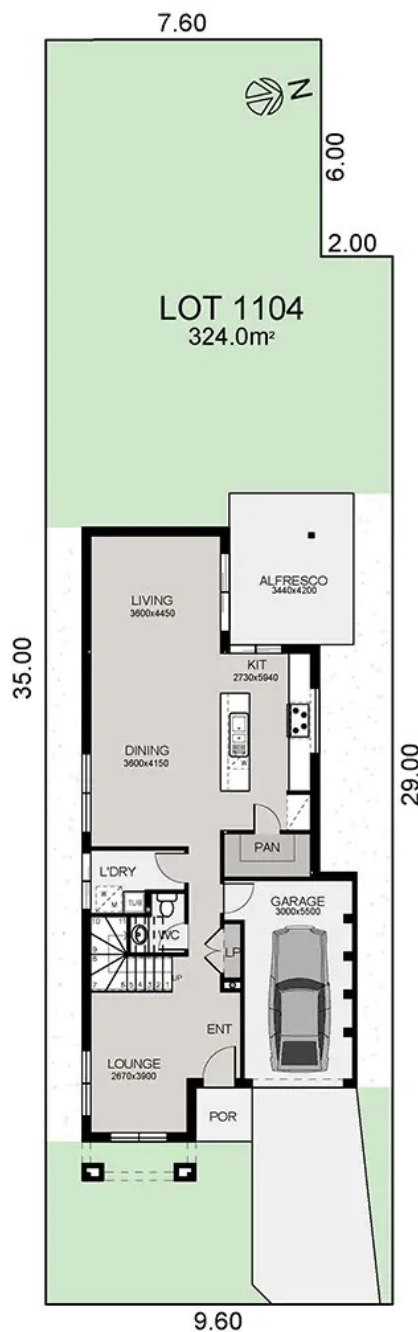
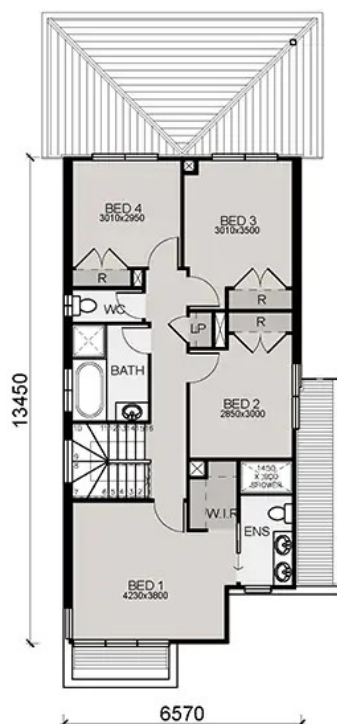
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4 2.5 1



*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. *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 July 2025

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edenbraehomes.com.au