



Hotondo Homes

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

A great find

HOUSE & LAND BUILDERS PROPOSAL

\$510,990

Costed specifically onto Lot 438 Outrigger Drive, Billy's Lookout.

The CLAREMONT 185



Living	147.13m ²
Garage	37.99m ²
Total	185.12m ² (19.93sqs.)
Width	14.32m
Length	16.97m



The Claremont 185 features two large separate living areas providing formal and casual living and entertaining options. One living area is located at the front of the home while an open-plan kitchen, meals and family area is at the rear. The master bedroom contains a walk-in-robe and ensuite, while three additional bedrooms and a central bathroom provide space for a growing family. This family home is complete with a double car garage with access into the home. This design is also available in a smaller 163 and larger 209 and 217 sizes.

FEATURES/INCLUSIONS

- Flexible Designs with in house drafting available
- Bushfire requirements (assumed Bal 19)
- 45 Metres of screw piling
- 11m² Dropped edge beams
- 45m² Concrete Drive
- H2 Termite resistant pine
- Panellift PFT Garage Door
- Colourbond Roof including R1.5 Insulation Blanket
- Window Locks with Fly Screens
- Added Gas Point for Heating or BBQ
- Corinthian Maddison Entrance Doors
- Nexion Mechanical Entry Door Lock
- R3.5 Glass Wool insulation to roof space
- R2 Glass Wool insulation to external walls
- Protectant Termite Protection
- TV Aerial, roof mounted
- Air-Conditioning
- Titan 8 Flooring with Carpet in Bedrooms
- Flexible Kitchen Designs
- Stone Benchtops
- Stainless Steel Appliances
- Chimney Canopy Hood to atmosphere
- Dishwasher
- Plumbed Refrigerator Tap
- Caroma Quatro Tapware
- Marquis Eco Vanities
- Shampoo Recesses in Showers
- Tiled floor wastes
- Bathroom 3 in 1 Heater/Fan/Lights
- Venecia 4S CC Toilet Ceramic Suites
- 1700 Bath Tub
- 3 Coat Paint System
- NBN network ready into house
- Council Fees, BASIX Compliant, Connections, Insurances, WorkCover Requirements.
- Does not include added drafting fees if required, tree and rock removal if required. Fencing, retaining and landscaping. Window dressing & light fitting allowance.
- Subject to necessary reports and surveys.

Land sale price – Lot 438- 630.8m²

Contact Victoria Braxton-Meadows at the Land Sales Office on 0402 818 080

\$230,000.00

Sales Consultant: Ashley Keeling Tel: 4920 7211

NEWCASTLE, LAKE MACQUARIE SHOWROOM: 9 Arnhem Close, Gateshead NSW 2290
Schutz Building Pty Ltd trading as Cherry Road Constructions ABN 86 116 073 119 Lic: 179774



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To proceed:

Inspect the land. Then pay an initial fee to the builder of \$1000. This locks in any promotions and includes a contour site survey, initial drafting of plans on site and a fixed price tender. Drafting fees to modify the design, if required are from \$500. Tender accepted, a fee of \$9000 is paid toward the preparation of documents for contract and submission of plans for approval. Note: The initial \$1000 and \$9000 fees are accounted for in the total estimated build price.

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