



# Hotondo Homes

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

## A great find

### HOUSE & LAND BUILDERS PROPOSAL

# \$538,990

Costed specifically onto Lot 409 Sail Street, Billy's Lookout.

**The LENEVA 208**

4 2 2

Residence	149.99m <sup>2</sup>
Garage	37.99m <sup>2</sup>
Alfresco	17.07m <sup>2</sup>
Porch	2.55m <sup>2</sup>
<b>Total</b>	<b>207.60m<sup>2</sup></b> <b>(22.35sqgs.)</b>
<b>Width</b>	<b>14.77m</b>
<b>Length</b>	<b>16.97m</b>

**LENEVA 208**

Optional Monsoon Facade Shown

The Leneva 208 is a traditional family home boasting plenty of modern comforts. Upon entering the home you are welcomed into the spacious and versatile lounge, and guided through to the centre of the home. This is where everyday living occurs with the large open-plan kitchen, family and dining area. Combining indoor and outdoor living and entertaining is the spacious alfresco off the family room. Complete with four bedrooms and a double car garage, this great design displays contemporary convenience and style.

#### FEATURES/INCLUSIONS

- Flexible Designs with in house drafting available
  - Bushfire requirements (assumed Bal Low)
  - 45 Metres of screw piling
  - 45m<sup>2</sup> 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
  - NBN network ready into house
  - Council Fees, BASIX Compliant, Connections, Insurances, WorkCover Requirements.
  - 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
- 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 409- 600m<sup>2</sup>

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

\$250,000.00

**Sales Consultant: Ashley Keeling Tel: 4920 7211**

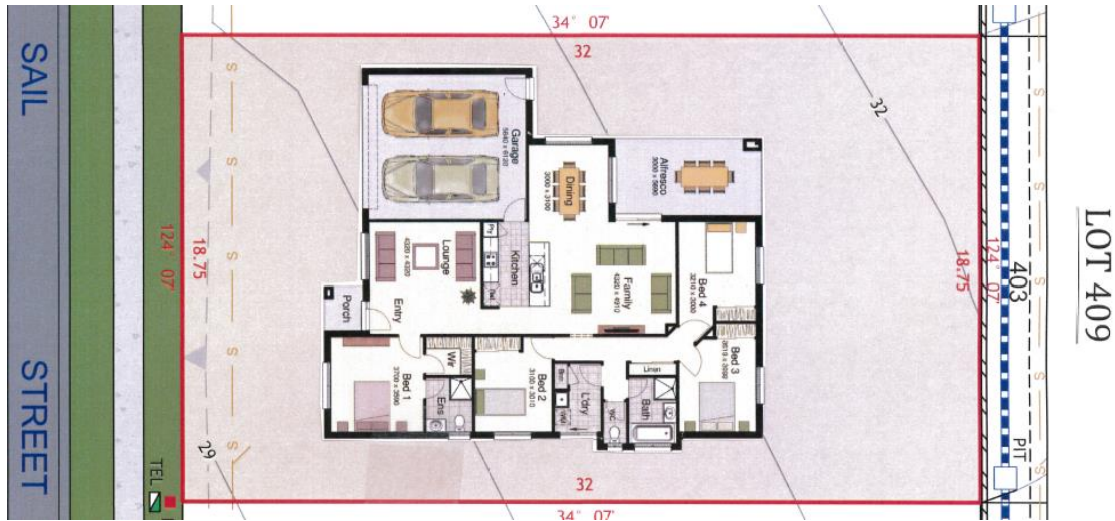
NEWCASTLE, LAKE MACQUARIE SHOWROOM: 9 Arnhem Close, Gateshead NSW 2290  
Schutz Building Pty Ltd trading as Cherry Road Constructions ABN 86 116 073 119 Lic: 179774



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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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