



Hotondo Homes

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

A great find

HOUSE & LAND BUILDERS PROPOSAL

\$512,990

Costed specifically onto Lot 423 Cockle Crescent, Billy's Lookout.

The YARRA 171

3 2 2

Residence	133.67m ²
Garage	36.25m ²
Porch	1.37m ²
Total	171.29m² (18.44sqqs.)
Width	11.14m
Length	16.72m

YARRA 171

Optional Haven Facade Shown

The Yarra 171 design is modest but extremely functional. Once you enter the home you are guided through the hallway to the spacious open-plan kitchen, family and dining area. A stand out feature of the kitchen is the large island bench – ideal for entertaining. There are three large bedrooms, where the master bedroom is a parent’s retreat with a walk-in-robe and ensuite with double vanity. This great home is complete with a study nook and double car garage. This design is also available in larger 186 and 222 sizes.

FEATURES/INCLUSIONS

- Flexible Designs with in house drafting available
 - Bushfire requirements (assumed Bal 19)
 - 45 Metres of screw piling
 - Dropped edge beams
 - M Class Slab
 - 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
 - Council Fees, BASIX Compliant, Connections, Insurances, WorkCover Requirements.
 - Air-Conditioning (split system)
 - Titan 8 Flooring with Carpet in Bedrooms
 - Flexible Kitchen Designs
 - Stone Benchtops
 - Stainless Steel Appliances
 - Chimney Canopy Hood
 - 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
- Does not include added drafting fees if required, tree and rock removal if required. Fencing, retaining and landscaping. Window dressing & lighting allowance.
 - Subject to necessary reports and surveys.

Land sale price – Lot 423- 576m²

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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