



Hotondo Homes

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

A great find

HOUSE & LAND BUILDERS PROPOSAL

\$521,990

Costed specifically onto Lot 424 Cockle Crescent, Billy's Lookout.

The GLENBROOK 187



Living	130.52m ²
Garage	36.48m ²
Alfresco	18.69m ²
Porch	1.69m ²
Total	187.38m²
	(20.17sqsq.)
Width	11.15m
Length	18.75m



The Glenbrook 187 features four generously sized bedrooms with built-in-robies, plus a walk-in-robe and ensuite to the master bedroom. The heart of this home is the open-plan kitchen meals and family area, with two points of entry from the alfresco area. Ideal for everyday living and entertaining, the U-shaped kitchen has been designed for practicality with ample bench and storage space. With direct access from the double garage, the Glenbrook 187 will make coming home a delight. This design is also available in a smaller 182 size.

FEATURES/INCLUSIONS

- Flexible Designs with in house drafting available
 - Bushfire requirements (assumed Bal 19)
 - 45 Metres of screw piling
 - M Class Slab
 - 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
 - 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 424- 608m²

\$230,000.00

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

Sales Consultant: Ashley Keeling Tel: 4920 7211

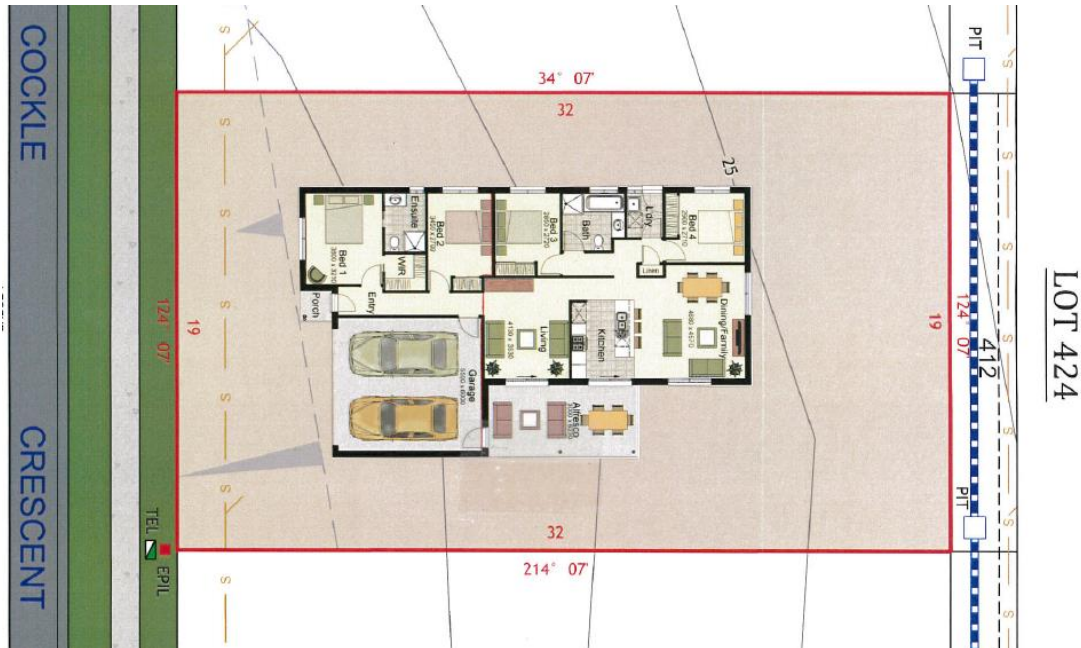
NEWCASTLE, LAKE MACQUARIE SHOWROOM: 9 Arnhem Close, Gateshead NSW 2290
Schutz Building Pty Ltd trading as Cherry Road Constructions ABN 86 116 073 119 Lic: 179774



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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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