



Hotondo Homes

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

A great find

HOUSE & LAND BUILDERS PROPOSAL

\$687,990

Costed specifically onto Lot 102 Regatta Close, Billy's Lookout.

The HILLGROVE 238



Residence GF	118.19m ²
Residence FF	80.63m ²
Garage	36.17m ²
Porch	2.69m ²
Total	237.68m²
	(25.58sqgs.)
Width	11.76m
Length	13.63m

HILLGROVE 238



Perfect for sloping blocks, the **Hillgrove 238** spans across three levels. Cleverly zoned, the master bedroom is located on the entry level for privacy, while the kitchen, living and dining are on the lower floor and remaining bedrooms and the rumpus are on the upper floor. The master bedroom features a walk-in-robe that leads through to the ensuite. The kitchen, living and dining area is an expansive space which also includes its own powder room. The upper bedrooms all surround a versatile rumpus space, perfect for a family with children. The Hillgrove 238 is also available in an alternate design, with the living area on the upper level and the bedrooms on the lower level. It is also available in the larger 250 size.

FEATURES/INCLUSIONS

- Flexible Designs with in house drafting available
 - Bushfire requirements (assumed Bal 19)
 - 45 Metres of screw piling
 - Bondek garage slab + B&J & Slab construction
 - 40m² Concrete Drive
 - H2 Termite resistant pine
 - 600mm Eaves
 - Panellift PFT Garage Door
 - 25° pitch Colourbond Roof inc Insulation Blanket
 - Window Locks with Fly Screens
 - Added Gas Point for Heating or BBQ
 - Corinthian Bushfire Rated Entrance Door
 - Nexion Mechanical Entry Door Lock
 - Deadlock to Garage rear swing door
 - R3.5 Glass Wool insulation to roof space
 - R2 Glass Wool insulation to external walls
 - Protectant Termite Protection
 - 3000L Slimline Squat Water Tank
 - TV Aerial
 - Council Fees, BASIX Compliant, Connections, Insurances, WorkCover Requirements.
 - Ducted Air-Con
 - 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
 - Corinthian Motive internal Doors
 - 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 102- 540m²

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

\$275,000.00

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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Upper floor



Lower Floor

10/15

To proceed:

Inspect the land. Then pay an initial fee to the builder of \$1000. This includes a site survey, initial drafting of plans on site and a build contract including the tender as a fixed price. Drafting fees to modify the design, if required are from \$500. Tender accepted, a deposit 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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