



Hotondo Homes

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

A great find

HOUSE & LAND BUILDERS PROPOSAL

\$719,990

Costed specifically onto Lot 101 Regatta Close, Billy's Lookout.

EDGEWORTH 254



Ground floor	77.13m ²
First floor	110.22m ²
Garage	38.80m ²
Porch	3.54m ²
Alfresco Deck (roof extended over)	24.54m ²
Total	254.23m ² (27.36sqqs.)
Width	12.63m
Length	16.20m



Perfect for sloping blocks, the **Edgeworth 254** is single level at the front, with interchangeable living under at the rear. The master bedroom is located on the entry level for privacy. The kitchen, living, dining and media rooms can be located on the upper or lower level.

FEATURES/INCLUSIONS

- Flexible Designs with in house drafting available
 - Bushfire requirements (assumed Bal 29)
 - 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 101- 656m²

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

\$305,000.00

Sales Consultant: Ashley Keeling Tel: 4920 7211

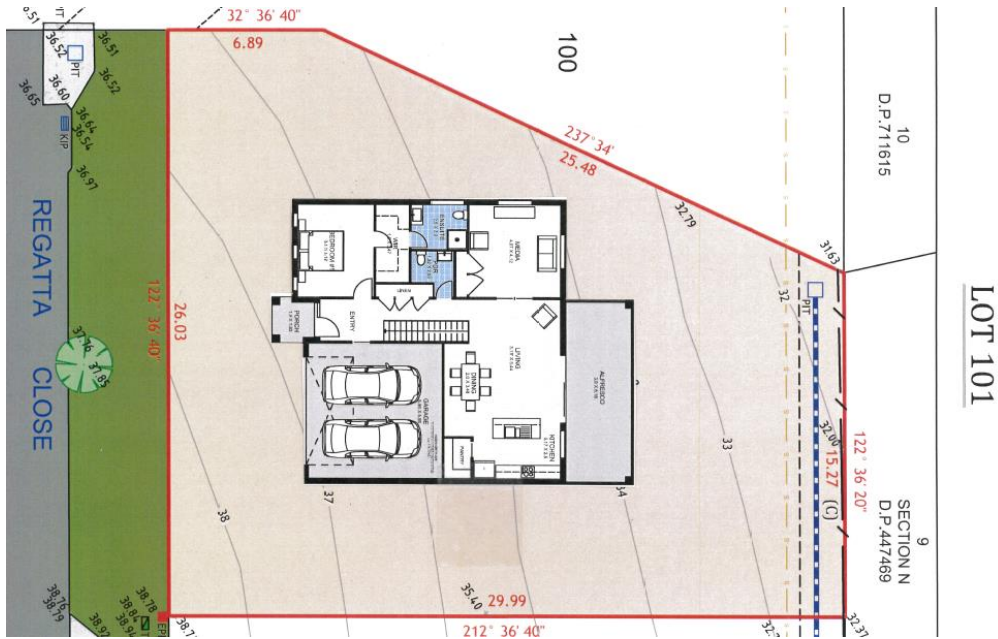
NEWCASTLE, LAKE MACQUARIE SHOWROOM: 9 Arnhem Close, Gateshead NSW 2290
Schutz Building Pty Ltd trading as Cherry Road Constructions ABN 86 116 073 119 Lic: 179774



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CALL 02 49207211 or visit www.hotondo.com.au

The floor plans are provided for illustrative purposes only. They are not drawn to scale. The dimensions provided of "width" and "length" are the actual dimensions of the completed house including Alfresco areas. No allowance has been made for any council regulations or estate requirements. It is the home owners responsibility to ensure that the house will fit on their land and that all applicable council regulations and estate requirements are met. The image of each facade is for illustrative purposes only and may contain items that are examples of upgrades options which may be included at additional cost. Images may also include items not supplied by Hotondo Homes.



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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