



# Hotondo Homes

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

*A great find*

## HOUSE & LAND BUILDERS PROPOSAL

# \$569,990

Costed specifically onto Lot 707 Wheelhouse Road, Teralba

**The GLENBROOK 187**

4 2 2

Living	130.52m <sup>2</sup>
Garage	36.48m <sup>2</sup>
Alfresco	18.69m <sup>2</sup>
Porch	1.69m <sup>2</sup>
<b>Total</b>	<b>187.38m<sup>2</sup></b> (20.17sqs.)
Width	11.15m
Length	18.75m

**GLENBROOK 187**

Optional Chrome Facade Shown

The **Glenbrook 187** features four generously sized bedrooms with built-in-robbers, 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 Design modifications and inclusions
  - Construction includes 45m of screw piling
  - 40m<sup>2</sup> Concrete Drive + 10m<sup>2</sup> pathways
  - H2 Termite resistant pine
  - 25° pitch Colourbond Roof inc Ins. Blanket
  - 600mm Eaves
  - Window Locks with Fly Screens
  - Panellift PFT Garage Door
  - Added Gas Point for Heating or BBQ
  - Corinthian Maddison 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 Water Tank
  - TV Aerial
  - 3 Coat Paint System
  - Council Fees, BASIX Compliant, Connections, Insurances, WorkCover Requirements.
  - Ducted Air-Conditioning
  - Chromogen 2.1kW Solar Power + 2.5kW GCL Battery
  - 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
  - Marquis vanities
  - Tiled floor wastes
  - Bathroom 3 in 1 Heater/Fan/Lights
  - Chrome pop up wastes
  - 1700 Bath Tub
  - Corinthian Motive internal Doors
- 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. Solar Power & Battery Pack promotion - Conditions apply.

Land sale price – Lot 707- 513.9m<sup>2</sup>

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

\$290,000.00

**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 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, only \$500. Tender accepted, a deposit of \$10,000 is paid toward the preparation of documents for contract and submission of plans for approval.
- Non-registered land only. The deposit is paid in two instalments. \$5000 is required to lock in pricing and for the preparation of plans and documents for contract and readiness for submission of plans to Council for approval. The balance is required at the time of submission. Lockdown pricing terms available.

Should you choose to build with us, we are local family builders with an excellent reputation and decades of building experience. Your builder, Stephen Schutz has owned the Newcastle, Lake Macquarie Hotondo franchise for over fourteen years. Stephen guarantees you will receive satisfying personal service from his team during the build process.

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