



# Hotondo Homes

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

*A great find*

## HOUSE & LAND BUILDERS PROPOSAL

# \$620,990

Costed specifically onto Lot 727 Bowline Street, Teralba

**The KIRKBY 246**

4 2 2

Residence	174.88m <sup>2</sup>
Garage	40.71m <sup>2</sup>
Alfresco	28.11m <sup>2</sup>
Porch	2.59m <sup>2</sup>
<b>Total</b>	<b>246.29m<sup>2</sup></b> <b>(26.51sqsq.)</b>
<b>Width</b>	<b>13.36m</b>
<b>Length</b>	<b>19.12m</b>

KIRKBY 246

Optional Harvest Facade Shown

With four bedrooms and two bathrooms, the **Kirkby** is perfect for larger families. The open-plan living, dining and kitchen area leads through to the rumpus room, providing plenty of living space. The home boasts a massive walk-in pantry, perfect for those who love to cook. The stand out feature is the massive outdoor alfresco which connects directly to the kitchen, creating the perfect blend of indoor/outdoor living. The master bedroom is cleverly separated from the other bedrooms and features a walk-in-robe and ensuite. The Kirkby is also available in the larger 267 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 727- 488.5m<sup>2</sup>

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

\$295,000.00

**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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