



**Hotondo
Homes**
AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

A great find

HOUSE & LAND BUILDERS PROPOSAL

\$602,990

Costed specifically onto Lot 729 Fishermans Drive, Teralba



Upon entering the **Emerge 217**, you walk past the staircase and through to the large, open plan kitchen, family and dining area, with an adjacent outdoor alfresco. Three bedrooms can be found upstairs, including the master bedroom; a spacious retreat with walk-in-robe and ensuite. The home is complete with a media room, study nook, built-in storage and a double car garage. The Emerge has everything you need in your first home. At only 8.05m wide the Emerge is ideal for that narrow block.

PRICED ON HOTONDO'S OASIS RANGE OF INCLUSIONS PLUS ADDED FEATURES

- Tailored to budget, design modifications and inclusions. In-house drafting services
- 40m² Concrete drive + 10m² pathways
- 2550 Ceiling Heights to living & kitchen level
- H2 Termite resistant pine
- 25° pitch Colourbond roof inc Ins. blanket
- 600mm Eaves
- Window locks with fly screens
- Panel-lift PFT garage door
- External tiling to front entry porch
- Corinthian Maddison entrance door
- Nexion mechanical entry door lock
- Selected chrome or matte black door handles
- R3.5 Glass Wool insulation to roof space
- R2 Glass Wool insulation to external walls
- Protectant termite protection
- 3000L Slimline water tank
- Roof mounted TV aerial with 3 TV points
- Council Fees, Connections, Insurances, WorkCover Requirements.
- Ducted air-conditioning
- Chromogen 2.1kW solar power + 2.5kW GCL battery
- Engineered hardwood flooring + carpet in bedrooms
- Flexible kitchen designs with 20mm stone benchtops
- Blanco 900mm appliances Inc. dishwasher
- Chimney canopy hood ducted to atmosphere
- Plumbed refrigerator point & retractable sink mixer
- Selected matte black or chrome tapware
- Shampoo recesses in showers
- Selected Marquis vanities & wall faced toilet suites
- Pop up basin & bath wastes
- Bidet taps
- Tiled insert floor wastes
- Bathroom 3 in 1 heater/fan/lights
- Solid core internal doors + door stops
- Clipsal Iconic switches, back lit (black available)
- 3 Coat paint system
- Added gas points for heating and BBQ

- Does not include added drafting fees if required, tree and rock removal if required. Fencing, retaining and landscaping. Window dressing & lighting allowance. Subject to site reports and surveys.
- Drafting fees to modify the design, should you require, only \$500.
- To proceed. Inspect and place a hold on the land. Pay an initial fee to the builder of \$1000 to lock in pricing. This fee includes a site survey, initial drafting of plans on site and a build contract including the tender as a fixed price.
*conditions apply to lock in pricing. **Price subject to final site surveys, certificates and reports.

Land sale price – Lot 729- 325m²

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

\$240,000.00



WINNER 2017
HIA Hunter Region
Project Home
over \$300,001

All Building Sales: 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

HIA - Awarded for "Quality and service, tailored to suit the needs of the client and the site"



RUNNER UP 2017
HIA Hunter Region
Project Home
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EMERGE 217
ATTICA FACADE

Total (sqm)	23.31
Total (m²)	216.58
Width (m)	8.05
Length (m)	16.47

Master Bed	5.77 x 3.96m
Bed 2	2.84 x 3.52m
Bed 3	2.84 x 3.08m
Living	3.45 x 3.10m
Study	2.14 x 2.92m
Dining	3.17 x 3.61m
Family	3.92 x 4.09m
Garage	5.50 x 6.00m

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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