

## **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
- 40m<sup>2</sup> Concrete drive + 10m<sup>2</sup> pathways
- 2550 Ceiling Heights to living & kitchen level
- H2 Termite resistant pine
- 25° pitch Colourbond roof inc Ins. blanket
- 600mm Faves
- Window locks with fly screens
- Panel-lift PFT garage door
- External tiling to front entry porch
- Corinthian Maddison entrance door
- 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
- Nexion mechanical entry door lock
- Tiled insert floor wastes

Ducted air-conditioning

Bidet taps

Bathroom 3 in 1 heater/fan/lights

Shampoo recesses in showers

Pop up basin & bath wastes

- Solid core internal doors + door stops
- Clipsal Iconic switches, back lit (black available)

Chromogen 2.1kW solar power + 2.5kW GCL battery

Engineered hardwood flooring + carpet in bedrooms

Flexible kitchen designs with 20mm stone benchtops

Plumbed refrigerator point & retractable sink mixer

Selected Marquis vanities & wall faced toilet suites

Blanco 900mm appliances Inc. dishwasher

Selected matte black or chrome tapware

Chimney canopy hood ducted to atmosphere

- 3 Coat paint system
- Added gas points for heating and BBQ Council Fees, Connections, Insurances, WorkCover Requirements.
- 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.

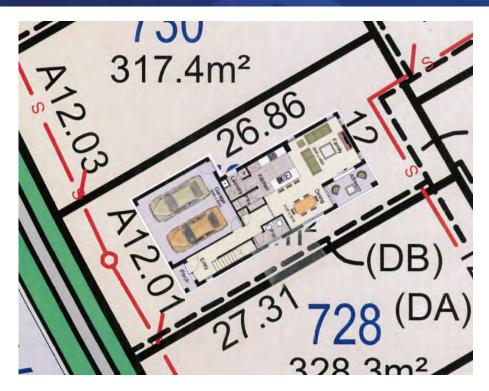
Land sale price - Lot 729- 325m<sup>2</sup>

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

\$240,000.00









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.



