



# Hotondo Homes

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

## A great find

### HOUSE & LAND BUILDERS PROPOSAL

# \$678,990

Costed specifically onto Lot 712 Fishermans Drive, Teralba

**The CATALINA 287**

4 [Icon] 2.5 [Icon] 2 [Icon]

Residence GF	120.63m <sup>2</sup>
Residence FF	128.29m <sup>2</sup>
Garage	36.33m <sup>2</sup>
Porch	1.64m <sup>2</sup>
<b>Total</b>	<b>286.89m<sup>2</sup></b> <b>(30.88sqgs.)</b>
Width	11.50m
Length	17.15m

The **Catalina** defines urban character with an attractive, multi-textured facade which provides an impressive street presence. Standing at 11.50m wide, the generous two storey home grants access to the homes ground floor which features three generously sized bedrooms, a rumpus room, laundry and main bathroom. Upstairs, the unique layout features the main open-plan kitchen, living and dining area, master bedroom with ensuite and family room. Ideal to take advantage of local views, this functional home has been designed for easy living and entertaining to suit any lifestyle. The Catalina will inspire all who enter.

#### 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 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 712- 430m<sup>2</sup>

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

\$250,000.00

## 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"



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



RUNNER UP 2017  
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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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