



# Hotondo Homes

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

*A great find*

## HOUSE & LAND BUILDERS PROPOSAL

# \$774,990

Costed specifically onto Lot 1322 Flybridge Close Teralba

Ground Floor (m <sup>2</sup> )	122.89
First Floor (m <sup>2</sup> )	127.07
Garage (m <sup>2</sup> )	36.16
Alfresco (m <sup>2</sup> )	13.98
Balcony (m <sup>2</sup> )	8.90
Porch (m <sup>2</sup> )	10.17
Verandah (m <sup>2</sup> )	8.83
Total (m <sup>2</sup> )	328.00
Total (sqsq.)	35.31
Width (m)	11.15
Length (m)	19.02

Room Size details are available at [hotondo.com.au](http://hotondo.com.au) or visit your local builder



The Arizona is a large and spacious family home that suits any streetscape. Upon entry the sweeping staircase leads you to the sleeping quarters, where four large bedrooms can be found. Each bedroom features ample storage, and the upper storey also contains a large multi-purpose leisure room. The ground floor is very traditional with a large living and dining area, plus an open-plan kitchen, meals and family area that opens up to the outdoor alfresco. This classic home has stood the test of time and continues to be one of the most popular designs.

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

- Design & inclusions tailored to your budget
  - Includes Bushfire protection to BAL – 12.5
  - Site excavation plus 45m<sup>2</sup> screw piling
  - 40m<sup>2</sup> Concrete drive + 10m<sup>2</sup> pathways
  - Hotondo Moreton façade included
  - 2550 Ceiling Heights
  - H2 Termite resistant frame
  - 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
  - R3.5 Glass Wool insulation to roof space
  - R2 Glass Wool insulation to external walls
  - 100m<sup>2</sup> turf laid from front boundary back
  - 3000L Slimline water tank
  - Roof mounted TV aerial with 3 TV points
  - Council Fees, Basix, Connections, Engineering, Insurances & WorkCover requirements.
  - Ducted air-conditioning (min 4 zones)
  - Chromogen 2.1kW solar power + 2.5kW GCL battery
  - Gas or electric boosted solar hot water service
  - Engineered hardwood flooring + carpet in bedrooms
  - Flexible kitchen designs with 20mm stone benchtops
  - 900mm freestanding appliance plus dishwasher
  - 900mm Chimney canopy hood ducted to atmosphere
  - Plumbed refrigerator point & retractable sink mixer
  - Selected black or chrome themed tap & door ware
  - Shampoo recesses in showers
  - Selected Marquis vanities + 2 door shaving cabinets
  - Wall faced toilet suites with separate bidet tap
  - Tiled insert floor wastes | Pop up basin & bath wastes
  - Freestanding Bath
  - Bathroom 3 in 1 heater | fan | light units
  - Solid core internal doors + door stops
  - Clipsal Iconic switches (black available)
  - 3 Coat paint system
  - Added gas points for heating and BBQ
- Does not include tree and rock removal if required, fencing, retaining and landscaping, window dressing and personal lighting allowance. Subject to site reports and surveys.
  - Drafting fees to modify the design, should you require, only \$500 single or \$1000 double.
  - 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. \*conditions apply to lock in pricing. \*\*Price subject to final site surveys, certificates and reports.

Land sale price – Lot 1322- 459.1 m<sup>2</sup>

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

\$295,000.00



**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"



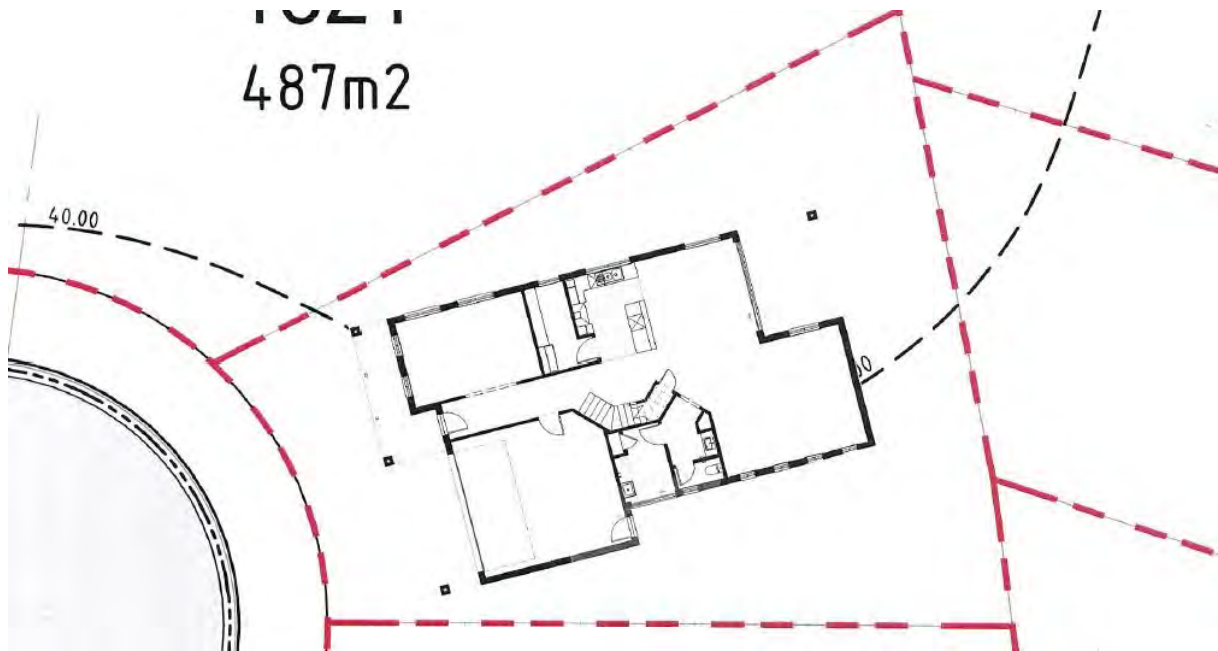
**RUNNER UP 2017**  
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Should you choose to build with us, we are local family builders with an excellent reputation and decades of building experience. Your builder, Stephen Schutz has owned the Newcastle, Lake Macquarie Hotondo franchise for over fourteen years. Stephen guarantees you will receive satisfying personal service from his team during the build process.



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