



Hotondo Homes

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

A great find

HOUSE & LAND BUILDERS PROPOSAL

\$805,990

Costed specifically onto Lot 1321 Flybridge Close Teralba

Ground Floor (m ²)	143.09
First Floor (m ²)	94.92
Garage (m ²)	36.45
Alfresco (m ²)	12.84
Balcony (m ²)	9.99
Porch (m ²)	0.83
Total (m ²)	298.12
Total (sqsq.)	32.09

Width (m)	12.81
Length (m)	19.75

Room Size details are available at hotondo.com.au or visit your local builder



Designed specifically for sloping allotments, this unique split level home offers an abundance of living space on the lower level while the top level is occupied by four generous bedrooms. You enter the home via the middle level, which features a study, dining/media room and living area. From here you can go up to the sleeping quarters or down to the main living area. An open-plan kitchen, meals and family area wraps around a sheltered outdoor alfresco, which combines indoor and outdoor living and entertaining. This large home suits a growing family who desire space, comfort and a luxurious home.

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 45m² screw piling
 - 40m² Concrete drive + 10m² pathways
 - Hotondo façade in image above 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
 - 100m² 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 1321- 580.2m²

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

\$310,000.00



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"



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1800 677 156 | hotondo.com.au

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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