

# FOREVER SANCTUARY

• Forever part of the family •

# HOUSE & LAND

## NORTH COTE 208

### TURNKEY PACKAGE

Lot 2317 Fishermans Dr  
Billy's Lookout  
Teralba

(Land: 608 m<sup>2</sup>)

4  2  2 

Total (sqm.)	22.39
Total (m <sup>2</sup> )	207.96
Width (m)	13.02
Length (m)	17.36

# \$665,990\*

#### Features & Inclusions

- 2550mm Ceiling Height
- Ducted Cooling
- Facade Included
- Front Landscaping & Driveway
- Vinyl planks, carpet and tiles throughout

For more details, call

**Ashley Keeling**

02 4920 7211

[Ashley@cherryrd.com.au](mailto:Ashley@cherryrd.com.au)



## N O R T H C O T E 2 0 8

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Turn Key Packaging

- Packaging price includes preliminary engagement fees
- Site construction allowance Inc. covenant window glazing
- Building facade based on brochure image above
- Bushfire protection to assumed BAL rating of 19.5
- Solid concrete slab construction using extra steel (no waffles)
- Steel screw piling piers
- H1 class slab
- H2 Termite resistant pine frames and trusses
- Protectant termite protection
- Rear and side fencing allowance + 100m<sup>2</sup> front turf
- Standard roof mounted TV Aerial
- Colour sprayed driveway to kerb
- Fly screens to all windows and sliding doors
- 2590mm ceiling heights throughout
- Slimline water tank with automatic switch over pump
- Inverter day/night zone ducted air-conditioning
- Emberton Hybrid 5mm timber laminate floating floor to living
- Selected carpet to bedrooms, robes and media rooms
- Window dressings not included. Built-in shutters available
- 19mm selected Essastone kitchen benchtops
- Omega selected 900 built in appliances with ducted rangehood
- Omega selected dishwasher and built in microwave
- Tiled insert floor wastes
- Tiled shampoo recess to showers
- Marquis "Barossa" stone topped, wall hung vanities
- 20 internal downlights throughout

Proceeding to a lockdown pricing agreement with Hotondo Homes:

- You engage the Builder by paying an initial deposit toward your build of \$1500. Pricing is locked down and your position in the build queue is established.
- Should you choose to modify the design in any way, we'll charge you a one off \$500 drafting fee.
- We'll send you our colour selections book detailing inclusions and upgrades and ask you to attend colour selection appointments.
- To proceed to DA approval with Construction Certificate you pay a further deposit toward your build of \$12,000.
- DA approved, you enter into a building agreement (contract) with the Builder containing the stamped approved building plans, tender and your complete selections.

Should you choose to build with us, we are local family builders with an excellent reputation and decades of building experience.

Your multi award winning builder, Stephen Schutz has owned the Newcastle, Lake Macquarie region Hotondo franchise for over fifteen years, and he guarantees you will receive satisfying personal service from all his team during the build process

