

# BINGARA GORGE

## GLENBURN 30 WITH EAST COAST FACADE



ARTIST'S IMPRESSION

### LOT SIZE

457.5m<sup>2</sup>

### LAND PRICE

\$550,000

### HOUSE PRICE

\$514,900

### PACKAGE PRICE

\$1,064,900



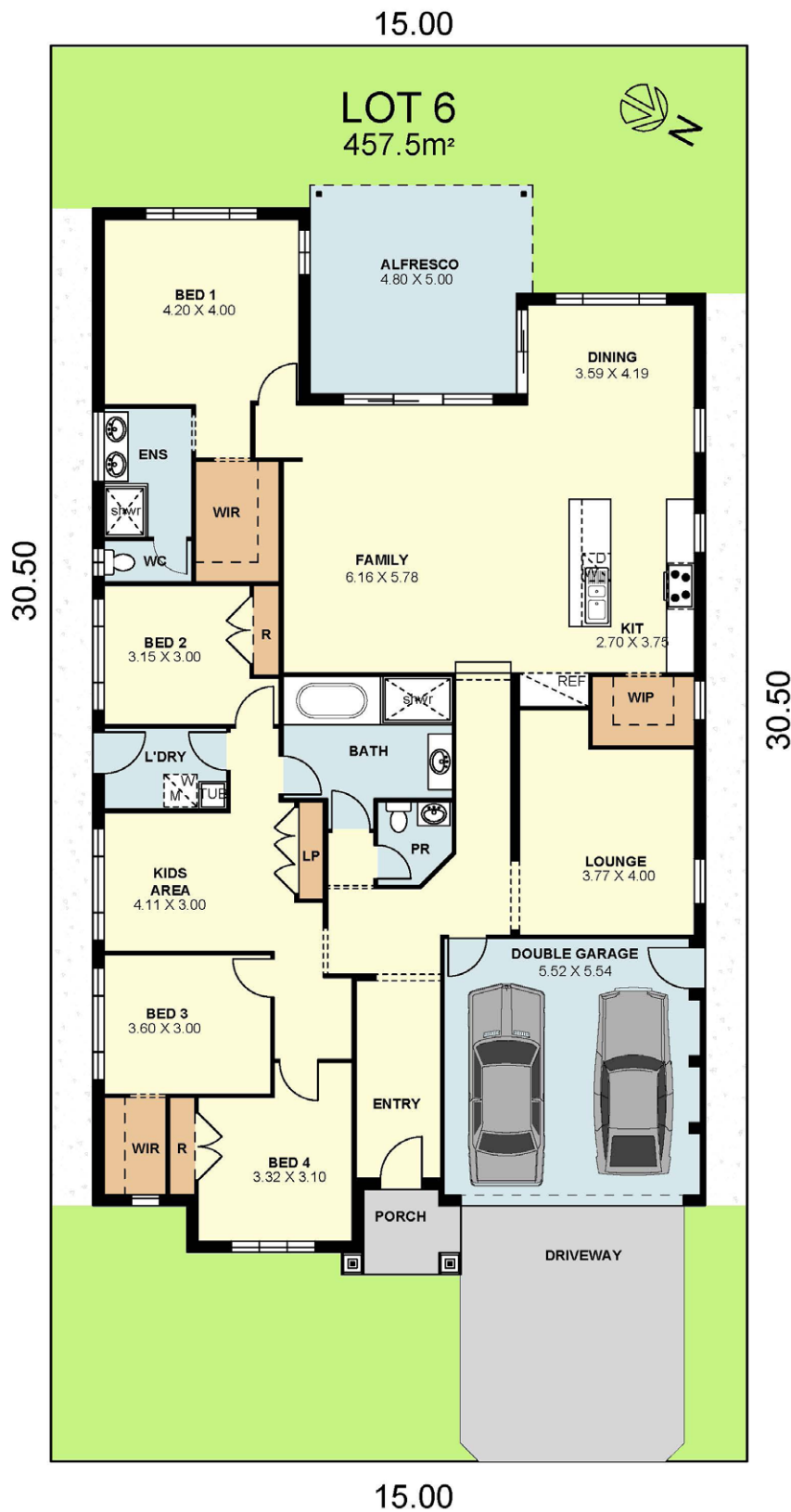
### LOT 6

### PACKAGE INCLUDES:

- Lifestyle Series Luxury Standard Inclusions
- Ducted Air Conditioning
- Stone benchtops to kitchen, bathroom and ensuite
- SMEG kitchen appliance package
- Standard range floor tiles from Builders Range to entry, kitchen, meals & family room
- Quality wool blend sisal carpet from Builders Range to balance of home
- Alarm System & Remote Controlled Garage Door
- Plain concrete to alfresco (where applicable)
- Driveway and path to entry
- Premium roof upgrade & Roof Sarking
- 2700mm high ceilings
- 26° roof pitch
- Landscaping incl. turf to front & rear
- Garden bed to front & rear boundary
- Fencing (Metal palisade fencing to front)
- Masonary letterbox & clothesline
- 3m high ceilings to house area at rear with stepdown
- Installation and connection of sewer pods

4  2  2 

## GROUND FLOOR



TERMS & CONDITIONS: \*NOTE: package prices are based on standard home, standard facade and builder's preferred siting. Depicted facade may incur an additional charge. Pricing may vary due to actual land availability. House and Land Packages are subject to developers design review panel, council final approval and Eden Brae Homes Procedure of Purchase. All prices are GST inclusive. Eden Brae Homes reserves the right to change prices without notice. Start date is subject to client, developer and council meeting time frames including but not limited to, land registration, amount of client variations, developer/council approval, acceptance of tender and contract within 7 days respectively. Prices are subject to developer, council and statutory requirements, location and condition of services. Package provided is based on Eden Brae Homes preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services - including but not limited to sewer/stormwater locations, drainage grates, Telstra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements or Section 88B instrument, may necessitate floor plan or siting amendments. Eden Brae Homes Sale terms and conditions apply full details of these are available from all Eden Brae Homes Display Centres. Please speak to your Eden Brae Homes consultant or refer to individual marketing material. Builders Licence Number 120300C. Effective August 2021