

House & Land \$856,933*

Vale 234-S25

Lot 121 Edge Drive, YARRABILBA, Yarrabilba Estate
Façade: Armidale | Home size: 25.22sq | Lot size: 642 sqm



Actual façade may not be shown and may show façade colours and materials that may not be available due to land estate guidelines. Price excludes tiles, stone and/or full render to façade treatment, timber windows, landscaping, fencing, driveway, decking, planter box and decorative lights or any change required by Developer to façade. Internal images from our display home may be shown where image of façade or actual design is not available, in which case, some items pictured, such as furniture, some fixtures and fittings and structural options are not included in the fixed price and may not be available. Speak to your new home consultant for clarification.

INCLUSIONS

COLORBOND® roof^

20mm Zenith Surface (VCS) by Stone Ambassador to Island Bench

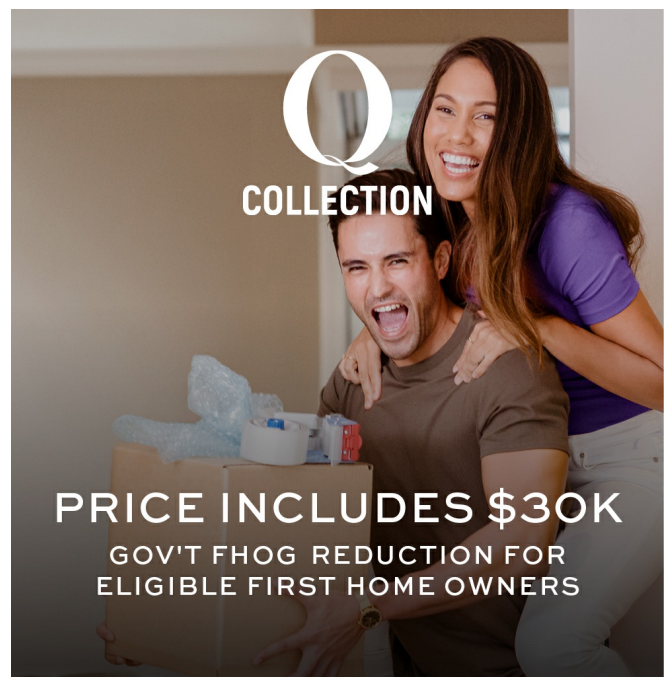
20mm Laminate benchtop to bathrooms

Aluminium windows throughout

7-star energy rating

270L Heat pump hot water system

**Move in pack - driveway, letterbox & clothesline



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^^Based on land price provided at time of print. Plantation Homes does not have authority to negotiate land sale. Land is sold separately by Developer. All land enquiries to be made direct to Developer. House price is based on standard home from the Q-Collection and façade as specified, and Plantation Homes' preferred siting. Q-Collection designs can only be built on greenfield sites. Knockdown rebuild home builds are excluded from the Q Collection. Price does not include legal, stamp duty, registration fees or any other charges relevant to the acquisition of land. Included in the package price is the base house price (which is locked for the standard 12 month price lock period). Any further extensions will be in accordance with our current price lock terms and conditions. Price includes site costs but does not include any costs associated with satisfying wind rating requirements (other than N1 & N2), acoustic or bushfire requirements, non-standard scaffolding or traffic control, services to the home, property identification survey, relaxation fee requirements, build over sewer/storm-water requirements, town planning code assessment requirements, non-standard dirt and grime prevention measures due to soil conditions, containment mesh/hoarding, generator hire, HSTP fees. Price is based on Level 1 Compaction Report being provided by the Developer for the nominated lot/estate & survey of land matching Developer Disclosure Plan, and waffle pod or monolithic concrete slab construction. Any non-standard slab upgrades due to engineer's site soil classifications are not included in this package. This package is based on information available from Developer Disclosure Plan only and assumes the finished house pad level will provide sufficient fall to the street for sewer and stormwater runoff. If sufficient fall cannot be achieved additional stormwater runs or importation of fill and retaining walls may be required which are not included in this package. ^Excludes COLORBOND® steel roofing upgrades required to cater for site specific proximity to industrial or marine influence conditions. ** Move in pack includes - Sandstone look letter box (1 in total), Sunni Ezy Down wall mounted clothesline (1 in total), Geostone exposed aggregate (Category 1) reinforced concrete to Driveway, as per Site Plan. Price includes Council Driveway Application Fee and acid wash. Price excludes sealing of driveway. If soil classification is E1 or above, no driveway will be included in Move In Pack. Copyright Henley Properties (QLD) Pty Ltd trading as Plantation Homes. All plans are copyright; no part may be used, reproduced, or copied by any means or in any form without the prior written permission of Plantation Homes. All rights reserved. QBCC 73955