



WAS \$1,095,100

**NOW**  
**\$1,045,100\***



LUXE INDULGENCE

UP TO **\$95k**

OF VALUE

LEARN MORE

**LUXE RANGE** FOR A LIMITED TIME ONLY

HOME SIZE **239.5m<sup>2</sup>** | LAND SIZE **595m<sup>2</sup>**

House and Land Package

Lot 130 Proposed Rd, Heatherbrae (Land Reg. Q3 2025)

### UPGRADES INCLUDED

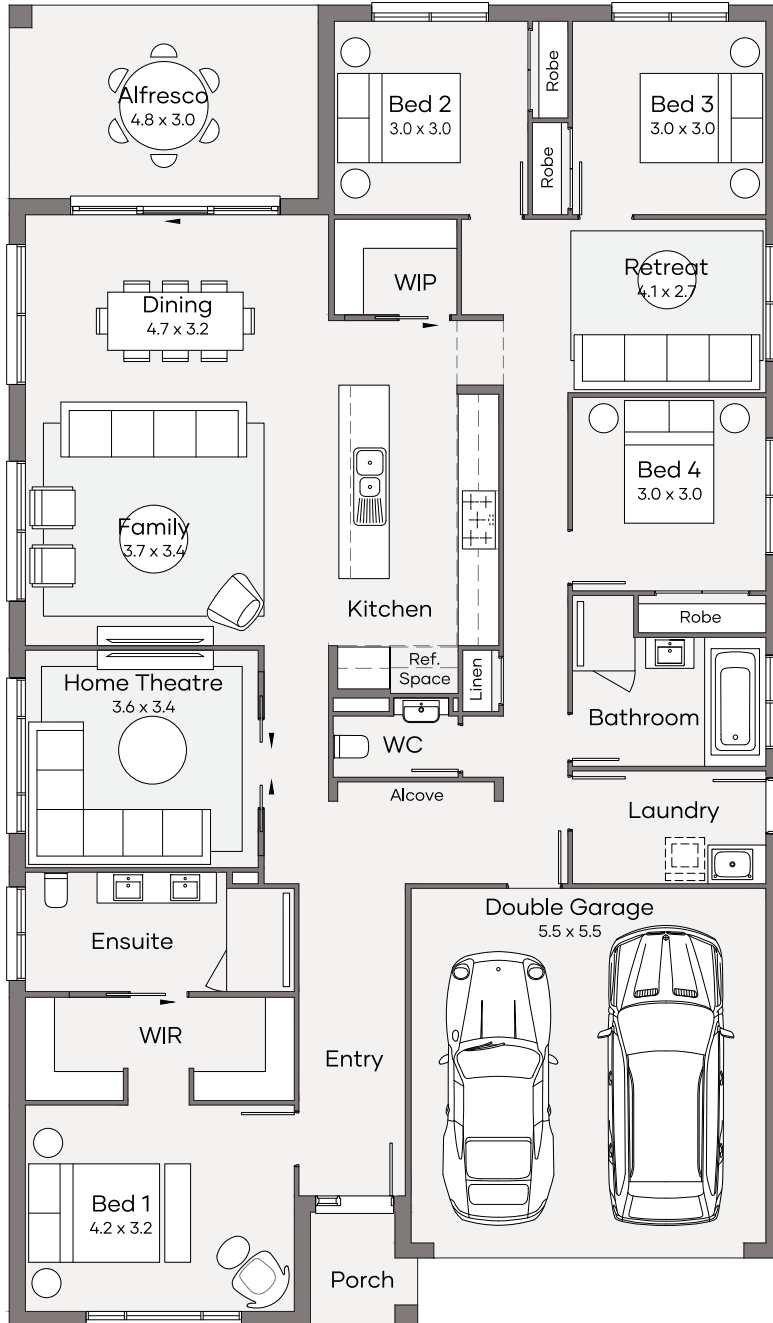
- **\$25,000 off LUXE Homes (already applied)**
- **\$25,000 Discount in lieu of Clarendon Credit (already applied)**
- 7 Star BASIX
- 2750mm ceiling heights to ground floor
- Fully ducted air-conditioning
- Upgrade to 6.6kw solar system plus EV charger
- Choice of colorbond roof or selected roof tiles
- Upgraded premium carpet
- Tiling to front porch and alfresco
- Corinthian AWO5G pivot door, with choice of clear or translucent glazing and 600mm pull handle with designer deadlock
- Plain grey epoxy coating applied to garage floor
- 40mm edge stone benchtop to kitchen
- Upgrade to 900mm deep island benchtop to kitchen
- Franke double bowl undermount sink
- Feature window to kitchen splashback in lieu of tiled splashback (selected designs only)
- SMEG 900mm kitchen appliances
- Choice of SMEG 900mm wall mounted ducted canopy rangehood or SMEG 900mm slideout rangehood
- SMEG stainless steel dishwasher
- SMEG 31L microwave with trim kit
- Soft closing drawers and doors to kitchen and vanities
- Cold water point to fridge space
- Full height tiling to bedroom 1 ensuite and main bathroom excluding separate enclosed WC
- Flush finish floor tiles to all wet areas
- Shower niche to bedroom 1 ensuite and main bathroom
- Harmony Bassini back-to-wall toilet suite with soft close lid
- 20mm edge stone for laundry benchtop
- Aluminium stacker door to alfresco, including recessed door tracks to alfresco
- Ceiling fans to all bedrooms
- Home security alarm system
- And much, much more...

Clarendon Homes | [sales@clarendon.com.au](mailto:sales@clarendon.com.au) | 13 63 93

\*Terms and conditions apply: Images are provided for illustrative purposes only. Additional charges may apply where designs or facades are modified and/or floorplan options added. Land value included in the package. Clarendon Homes reserves the right to change the price without notice. Only applies to home built in NSW. E&OE. Clarendon Homes (NSW) Pty Ltd. ABN 18 003 892 706 BL 22 98 C.

HOME SIZE 239.5m<sup>2</sup> | LAND SIZE 595m<sup>2</sup>

4  | 3  | 2.5  | 2 



**Note: Please speak to a Sales Consultant to see this house design sited on the block.**

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