



WAS \$2,014,104

NOW

\$1,964,104*

**FIXED
PRICE
PACKAGE**

LUXE
INDULGENCE

UP TO
\$95k
OF VALUE



LEARN MORE

LUXE RANGE

FOR A LIMITED TIME ONLY

HOME SIZE **319.1m²** | LAND SIZE **739.1m²**

House and Land Package

Lot 1028 Ashgrove Rd, Gables (Land Reg. Q4 2025)

UPGRADES INCLUDED

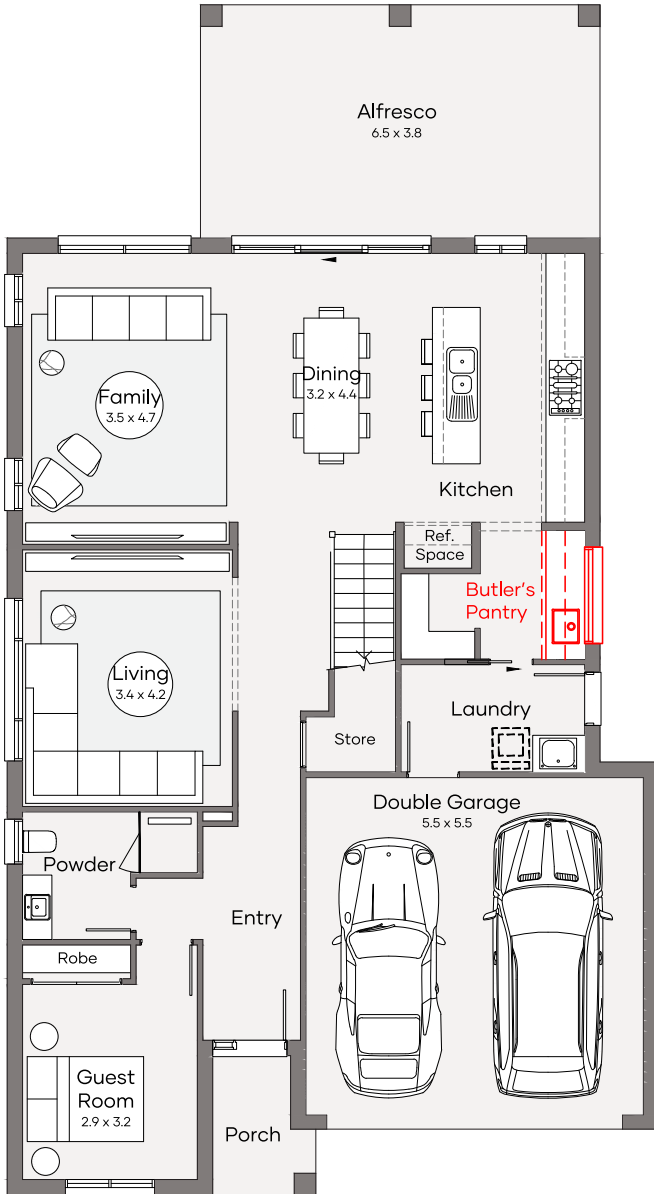
- **\$25,000 off LUXE Homes (already applied)**
- **\$25,000 Discount in lieu of Clarendon Credit (already applied)**
- **Grand Alfresco**
- **Butlers Pantry**
- 7 Star BASIX
- 2750mm ceiling heights to ground floor
- Fully ducted air-conditioning
- Upgrade to 6.6kw solar system plus EV charger
- Choice 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
- And much, much more...

Clarendon Homes | sales@clarendon.com.au | 13 63 93

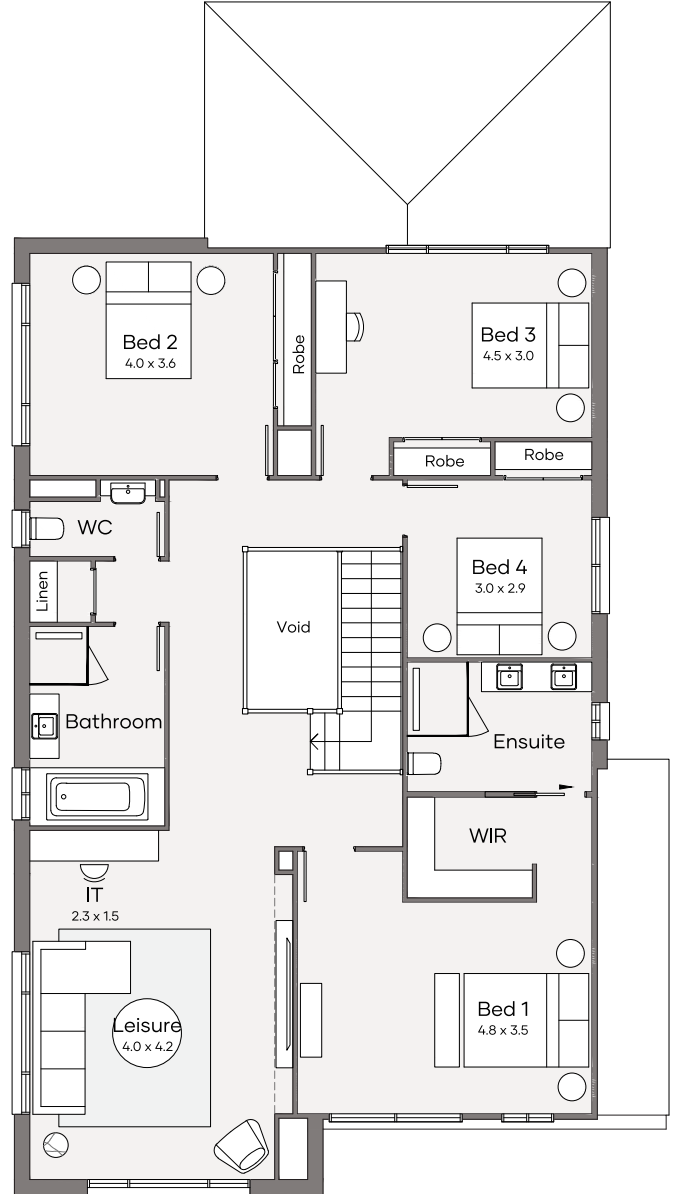
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HOME SIZE 319.1m² | LAND SIZE 739.1m²

4 - 5 | 3 | 3.5 | 2



GROUND FLOOR



FIRST FLOOR

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

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ABN 18 003 892 706 BL 22 98 C. Date/Time: 10/7/2025 10:01