Waratah
Estate Agents

GREGORY HILLS. NSW.



HOUSE & LAND

$679,980 FIXED PRICE

4 2 2 2

Approx. House Area 206m^2
Land Area 300m^2

House Price $327,980
Land Price $352,000

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Design Haven F4.1 **Approx. House Area** 206m^2
Land Area 300m^2 **House Price** $327,980 **Land Price** $352,000

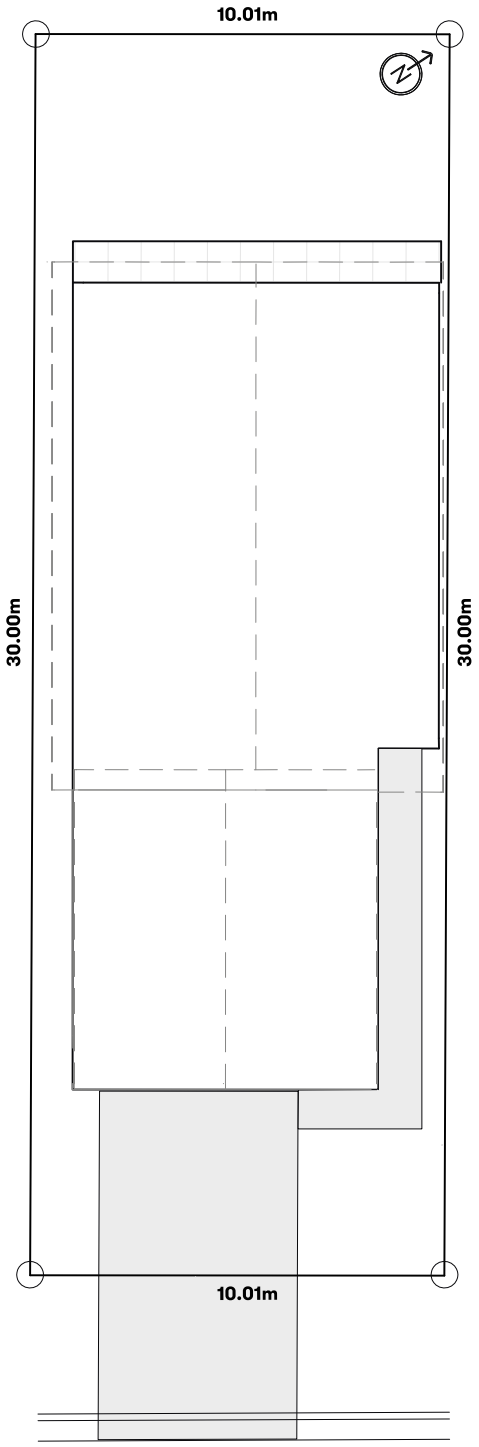


Disclaimer: The builder reserves the right to alter & change home designs without notice prior to contract. All images are for illustration purposes only & do not represent the actual home colour selections. Colours and materials are indicative only and subject to change. They may not accurately represent the final built form of the house. Natural products and finishes result in variations from one batch to another of the same material. the builder reserves the right to reselect colours and products without notification to the closest possible match. All sizes are approximate. The land dimensions are intended to be an accurate interpretation of information provided by the land vendor, however the Buyer should make their own enquiries on the land dimensions, easements, covenants, etc, including disclosure plan & associated details within the land contract. The Buyer should make their own enquiries as to the sustainability of this property for their personal investment & the anticipated returns as the builder makes no representation in this regard.

AGENCY OF THE YEAR
by reformyagent
2018 & 2019 SCHOFIELDS
2018 MARSDEN PARK

02 9131 2030
waratahprojects.com

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HOME OVERVIEW

Design Haven F4.1
Approx. House Area 206m^2
Land Area 300m^2
House Price $327,980
Land Price $352,000

QUALITY INCLUSIONS

- Fixed site costs, no surprises
- Reverse cycle split system air conditioner to main living area and master bedroom
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
- Carpeted and tiled throughout
- Superior fittings and fixtures
- Under-mount sink to kitchen
- Floating vanities to bathroom and ensuite
- Niches to bathroom and ensuite showers
- Flyscreens provided to all windows
- Blinds throughout
- Covered alfresco
- Turfed and landscaped
- Colour through concrete driveway and pathways
- Fully fenced
- Clothesline & letterbox
- 3 coat paint system
- All homes include BASIX requirements
- Professionally selected external and internal colours and materials

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HOME INCLUSIONS

Fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs, all fixed price Home & Land Packages include:

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing

Ask your Representative for more details.

6 Star Rated Energy Efficiency

Statutory 7 Year Structural Warranty

Complete Settlement Process Guidance

Customer Service & Progress Updates

Professional Colour Selection

Air Conditioning

Independent Final Building Inspection

Minimum Six Month Defect Liability Period



ASK ABOUT OUR NEW IMPROVED STANDARD INCLUSIONS

NEW STANDARD INCLUSIONS

We have improved our already fantastic standard inclusions to now feature multiple improvements, making your home or investment unmatched in quality at no extra cost.



OUR NEW ENHANCED STANDARD INCLUSIONS

Our new enhanced standard specifications include:

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- Larger tiles (450mmx450mm) in bathroom and ensuites for a premium look
- New handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)

“

OUR DIFFERENCE IS SEEN IN THE MOST OBVIOUS PLACES, BUT ALSO THE SMALLER ONES.

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