

# FIXED PRICE

## Home and Land Package



Eden Vale  
Park



Contemporary Facade

Eden Vale Park  
Lot 34, Loretto Way  
Hamlyn Terrace NSW 2259

# \$641,900

Land size: 306 m<sup>2</sup> Land price: \$269,000

## Terracotta 23

The Terracotta is a practical home with an understated elegance. The two-storey 4 bedroom plus study design offers the perfect solution for those wanting to maximize the size of their garden whilst still catering to the needs of the entire family inside.

 4  2.5  1  211.58 m<sup>2</sup>

Ground Floor Living area	79.90 m <sup>2</sup>
First Floor Living area	96.84 m <sup>2</sup>
Garage	19.90 m <sup>2</sup>
Alfresco	10.86 m <sup>2</sup>
Porch	4.08 m <sup>2</sup>
Overall width	7.79 m
Overall length	15.71 m



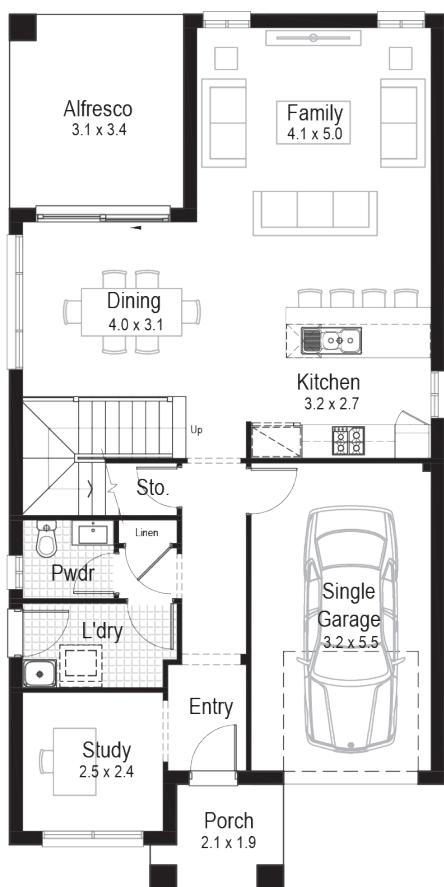
### Our Guarantees

At Hudson Homes we understand the importance of time and money. And since delivering upon our promises to you is at the heart of everything we do, every customer is offered the peace-of-mind and security with our **'fixed price guarantee'** and our **'time-frame guarantee'**.

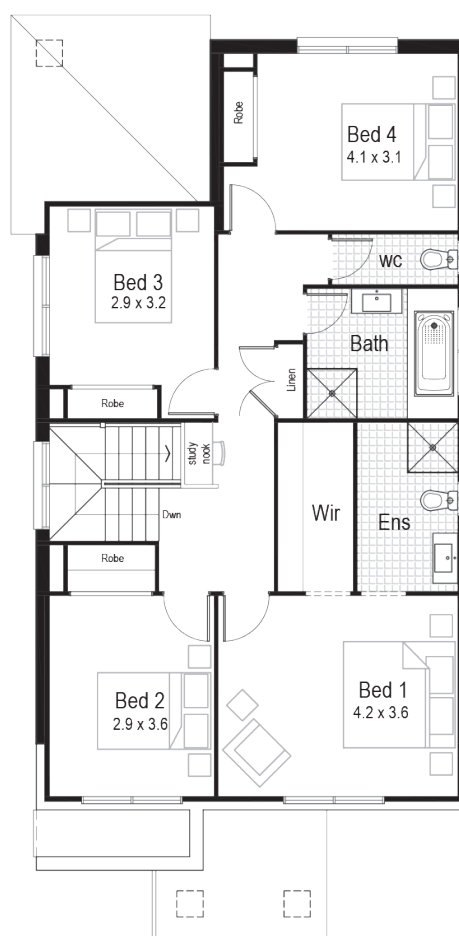
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Ground floor



First floor

IP

## Investor Inclusions

- Complete turn key solution
- Standard site costs and BASIX
- 6.0kw split system, reverse cycle air conditioner
- Stainless steel cooktop and oven
- Stainless steel recirculating pull-out range hood
- Stainless steel dishwasher
- Fully lined kitchen cabinetry with overhead cupboards and bank of 4 fully lined cutlery drawers
- TAUBMANS® Endure paint system
- Vertical blinds throughout
- Modern bathroom vanity units with drawers and basin
- Combined fan/light/heater to bathrooms
- Ceramic tiles to bathroom, ensuite and laundry
- Tiles to entry hallway, family kitchen and meal areas
- Carpet to all other internal areas
- Automatic garage door with 2 remotes
- Fully finished and tiled outdoor alfresco
- Ready-to-use NBN provisions
- Slimline water tank

*And so much more...*

### LP: Landscape Package

- Turf to front and back yards
- Australian native shrubs and edging
- Fencing with side gate
- Coloured concrete driveway and path
- Clothesline, letterbox and house number/s

**DEPRECIATION SCHEDULE BY  
QUANTITY SURVEYOR INCLUDED**

**ENQUIRE NOW**

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