

# FIXED PRICE

## Home and Land Package



Eden Vale  
Park  
HAMLYN TERRACE



Classic Facade

### Eden Vale Park

Lot 12 Coventry Lane  
Hamlyn Terrace NSW 2259

# \$546,900

Land size: 337.5 m<sup>2</sup> Land price: \$256,000

## Azure 19

The Azure is ideal for the family that enjoys bringing people together. With its large open plan living and entertaining areas, its vast kitchen with big island bench and an outdoor alfresco area all combine to bring a breath of fresh air to a lovely family home.

 3    
  2    
  2    
  177.08m<sup>2</sup>



H1: Smart Inclusions Package  
LP: Landscape Package  
Luxury Upgrade Package  
See next page for details

Living area	132.40 m <sup>2</sup>	Porch	1.68 m <sup>2</sup>
Garage	32.89 m <sup>2</sup>	Overall width	10.55 m
Alfresco	10.11 m <sup>2</sup>	Overall length	17.51 m



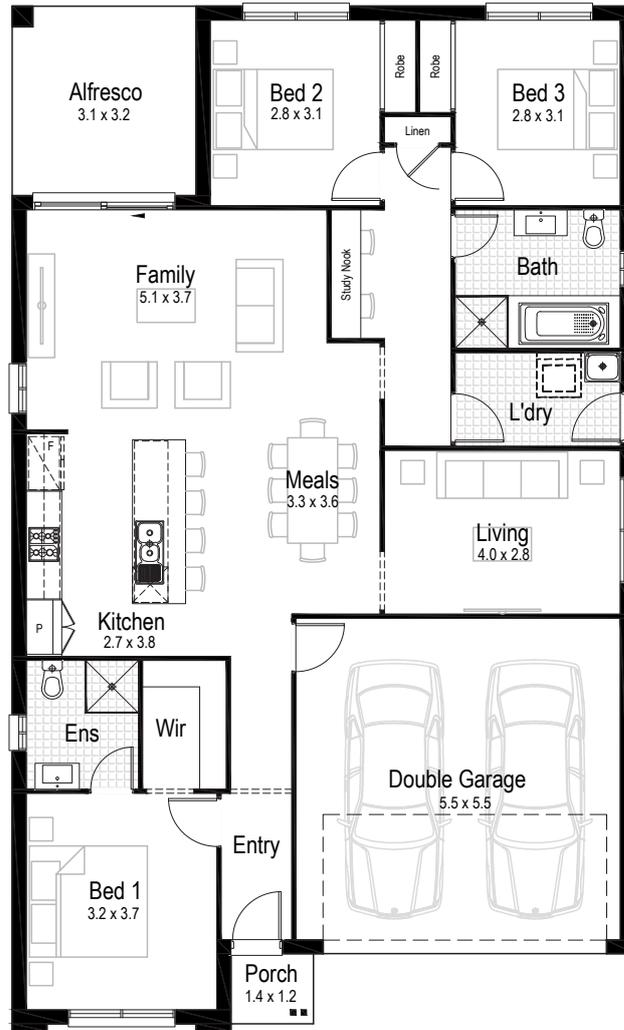
### Our Guarantees

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'**.

FOR MORE INFORMATION

Contact Kay Humphrey 0428 864 834

*Floorplan indicative only*



**H1** H1: Smart Inclusions Package + **LP** LP: Landscape Package + **Luxury Upgrade Package**

- House Facade as nominated
- Site costs and BASIX
- Fully lined kitchen and bulkhead cabinetry with overhead cupboards
- Westinghouse 900mm stainless steel electric oven
- Westinghouse 700mm integrated rangehood with external ducting
- Westinghouse 900mm stainless steel gas cooktop
- Westinghouse stainless steel dishwasher
- Westinghouse stainless steel microwave with trim kit
- 20mm stone benchtop with square edge to kitchen and bathroom vanities
- Soft close feature to all kitchen drawers and doors

- Dorf designer tapware and accessories throughout
- Contemporary floating style bathroom vanity units
- Ceramic tiles to bathroom ensuite and laundry
- Ceramic tiles to entry, family, kitchen and meals areas
- Carpet to all other internal areas
- TAUBMANS® Endure paint system to ceilings and walls
- Automatic garage door with 2 remotes
- 7.0kw reverse cycle split system air conditioner
- Fully finished tiled outdoor alfresco
- Turf to front and back yards
- Australian native shrubs and edging

- Fencing with side gate
  - Coloured concrete driveway and path
  - Clothesline, letterbox and house numbers
- And so much more...*



**SPECTRUM**  
DESIGN STUDIO

**COMPLIMENTARY CONSULTATION**

Includes a free personal home consultation with a professional designer

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