

Henley

Carmelle 25 (25.21sq)

\$549,964* Fixed Price

Barkley

Facade



Facade colours and materials shown may not be available due to land estate design guidelines. Refer to your Henley new home consultant for clarification. Price excludes tiles, stone and/or full render to facade treatment if shown, timber windows, landscaping, fencing, driveway, decking, planter box and decorative lights or any change required by Developer to

Opalia
MELTON SOUTH
 Lot No. 139 (448m²)

House and Land Inclusions

Fixed Site Costs[^]

2570mm High Ceilings (ground floor of double storey & single storey's)

Carpet and Timber Look Flooring~

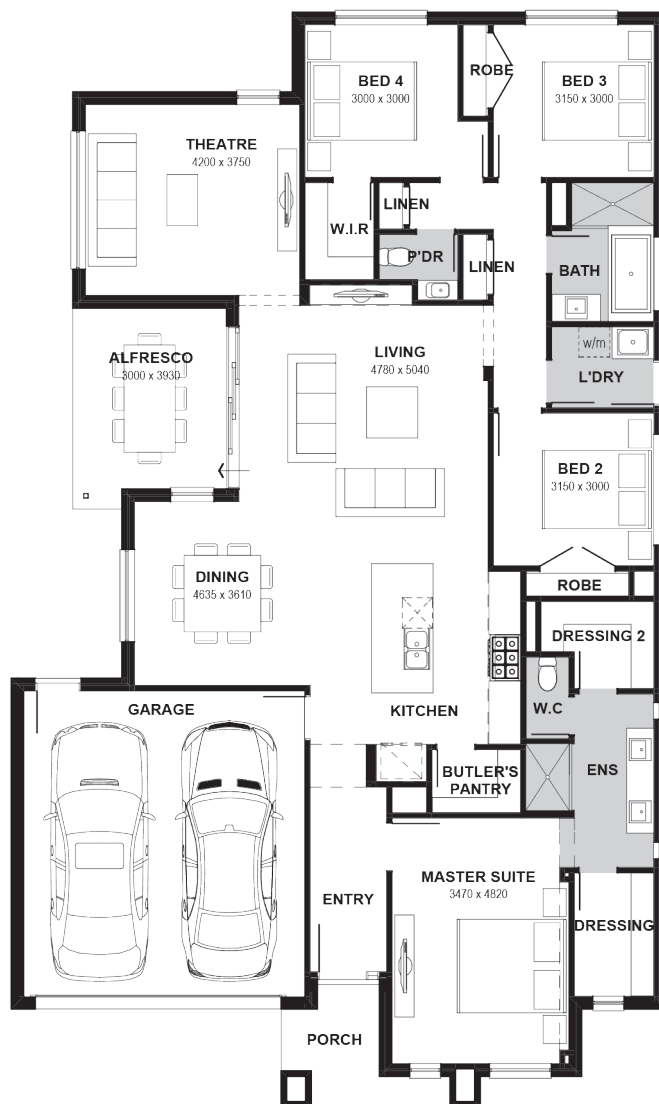
Stainless Steel 900mm SMEG Appliances Inc. Dishwasher (600mm)

20mm Caesarstone benchtops throughout (Exc. Laundry)

Colorbond® or tiled roof

Double Glazed Windows+

Estate Guidelines#



Henley

ADVANTAGE

NOW INCLUDED

Henley Woodlea
 Cnr Woodlea Blvd & Bullion Dve
 ROCKBANK, VIC

Hours 11:00am — 5.30pm
 Phone (03) 8306 6025
henley.com.au

*Home price based on a standard home, standard inclusions, Henley's preferred siting and Henley's preferred building surveyor. The price does not include additional costs should land titles be delayed, any allowance for bushfire requirements, or any changes required by Developer which are discretionary or cannot be identified from Estate Guidelines at the time of pricing. [^]Fixed site costs do not include costs associated with footing probes where required and costs resulting from the probe. Fixed site costs are offered on the proviso that the Developer provides (1) level 1 compaction report for the lot that is no more than 24 months old (2) a survey of land that matches the land engineering submitted to Henley with the fixed site cost application. ~Flooring supplied is Category 1 Carpet, and Category 1A Nordic Timber Laminate as per Floor Covering Layout available from your Sales Consultant. +Double glazed windows excludes all doors (entry doors, stacker doors, bi-fold doors, sliding doors and half-light/ full light laundry doors, all door frames (sidelights), butt jointed corner windows and picture windows to living areas. Allowance for Estate Guidelines# is based on items that can be identified in the Estate Guidelines at the time of fixing price and does not include discretionary items. Internal stock images may be used when actual image for the design is not available. Photography and illustrations to be used as a guide. Additional cost fixtures & fittings may be shown.