

# FIXED PRICE

## Home and Land Package



Classic Plus Facade

Lot 3, 18 Sketchely Parade,  
New Lambton NSW 2305

Registered

# \$1,700,000

Land Size: 401.01m<sup>2</sup>

## Terracotta 24

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
- 3
- 2
- 226.48m<sup>2</sup>



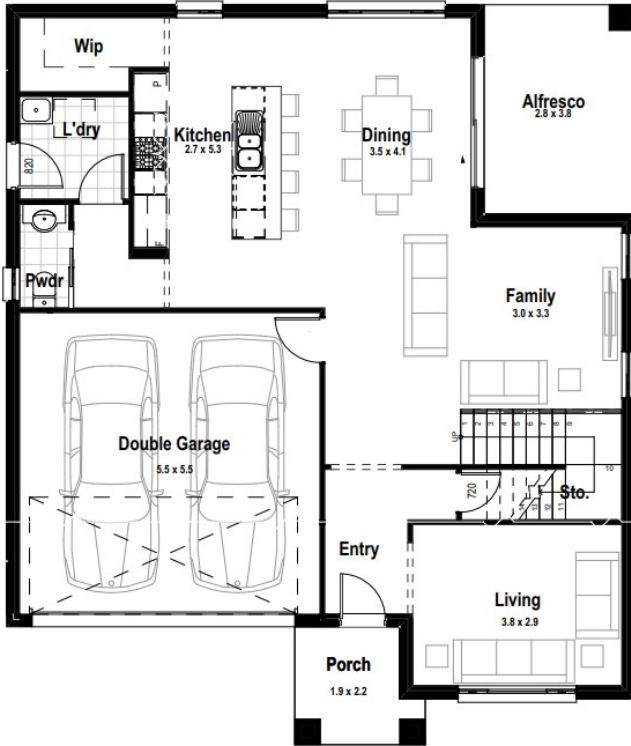
**H1: Smart Inclusions Package**  
**Home + Land: Bonus Bundle**  
See next page for details

Living Area	178.83m <sup>2</sup>	Porch	4.08m <sup>2</sup>
Garage	33.00m <sup>2</sup>		
Alfresco	10.57m <sup>2</sup>		

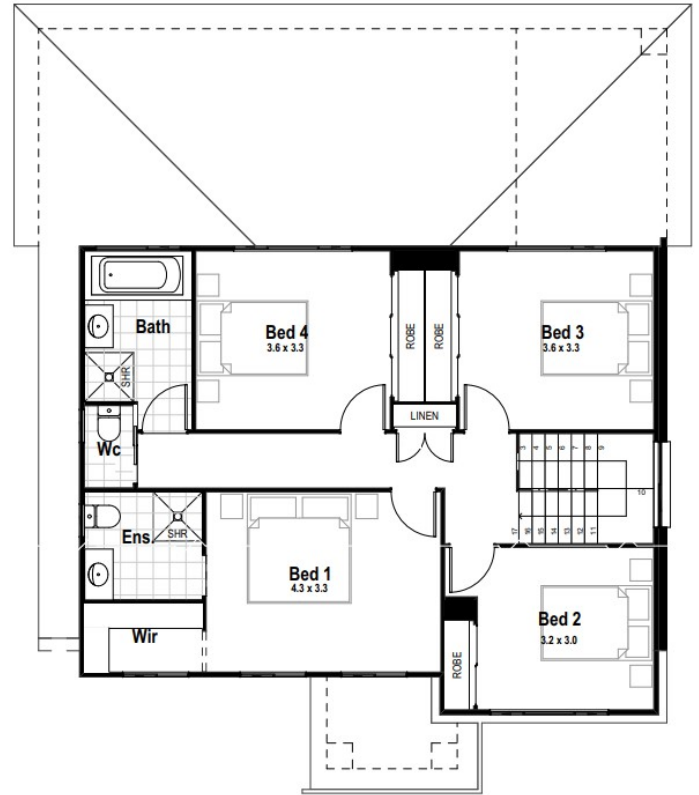


### Our Guarantees

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



GROUND FLOOR



FIRST FLOOR

**H1 H1: Smart Inclusions Package**

+



**Home + Land: Bonus Bundle**

House facade as nominated  
 Split System A/C  
 Site costs and BASIX - BASIX 7  
 Full lined kitchen cabinetry with overhead cupboards and bulkhead  
 HAIER 900mm Appliances  
 Westinghouse recirculating pull-out rangehood  
 Contemporary floating style bathroom vanity units  
 Ceramic tiles to all bathrooms and laundry  
 Tiling to entry, family, kitchen and meals areas  
 Carpet to all other internal areas  
 DULUX Paint System  
 Automatic Colorbond garage door with 2 remotes  
 Oyster style light fittings throughout  
 Fully finished tiled outdoor alfresco  
 Slimline water tank

20mm Stone benchtops to Kitchen  
 2590mm ceiling heights (Ground Floor Only)  
 Night / Day ducted Air Conditioning  
 Coloured concrete driveway  
 Laminate Floors to Entry / Hall / Kitchen and Living areas  
 Dishwasher  
 Microwave  
 Ducted Rangehood  
 900mm wide Appliances



**SPECTRUM**  
DESIGN STUDIO

**COMPLIMENTARY SESSION**

Includes a free personal consultation with a professional interior designer

**BONUS BUNDLE**

**EXCLUSIVELY WITH THIS PACKAGE**

Luxury items bundled together for even more great value

No Other Bonus Packages Applicable to H&L Packages

**ENQUIRE NOW**

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