

Home and Land Package



Classic Plus Facade

Oran Park, Tranche 28, Stage 1

Lot 2808, Cotton Loop Lane,
Oran Park NSW 2570

Expected Rego Date: Now Registered

\$1,300,200

Land Size: 436.4m²

Land Price: \$778,500

Emerald 28

The Emerald proudly makes the most of natural light with windows throughout the entire home, from the void entry, to the staircase well. This two-storey design is an entertainer's dream with a formal living area, media room or home theatre, open plan living-kitchen area leading out to the alfresco and a scullery that would make any neighbour jealous.

4 2.5 1 261.45m²



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

Living Area	106.93m ²	Porch	4.24m ²
Garage	26.60m ²		
Alfresco	12.57m ²		



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.

ENQUIRE NOW

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LOT 2808

ORAN PARK TRANCHE 28, STAGE 1



LEGEND

- Drainage Line
- Elec pillar, Street Light
- Opticomm
- Water main
- Sewer line
- Gas line
- Footpath
- Shareway
- Filled area
- Denied access
- Retaining wall
- Easement/Restriction line
- Contour
- Surface level
- Building envelope

Ratio: 1:200

SERVICES AND RESTRICTIONS SHOWN ON THIS LEGEND MAY NOT BE APPLICABLE TO THIS LOT

It is acknowledged that the dimensions and areas, as well as location of services and the positions and depths of easements are subject to change in accordance with the requirements of any relevant Authority. The availability of this position are subject to information only representing the state of the time of publication and any change. The contractor shall not be liable in any way for any error or omission in the plan. The owner or Agent, Authorities should be consulted in relation to any limitations or easements in relation to this site and any other.

Drawing Reference: CPT2851 SITE-2808
Date: 8 April 2022



BUILDING AND DESIGN INFORMATION

DESIGN

FILL ✓

CONTOUR ✓

LOT CLASSIFICATION *

ACOUSTIC *

SALINITY *

AGGRESSIVITY *

BAL RATING *

H1 H1: Smart Inclusions Package + **H+L 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
 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
 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

No Other Bonus Packages Applicable to H&L Packages

BONUS BUNDLE

EXCLUSIVELY WITH THIS PACKAGE

Luxury items bundled together for even more great value

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