

# FIXED PRICE

## Home and Land Package



Classic Facade

### The Hills Of Carmel

Lot 4412, 22 Caspian Street,  
Box Hill NSW 2765  
Expected Rego Date: Now Registered

# \$1,133,900

Land Size: 304.5m<sup>2</sup> Land Price: \$795,000

**Iris 17**

The Iris is the ideal home for families that require a narrow frontage. Whilst certainly not short on function, this cleverly designed, well-appointed home boasts all the features of its wider counterparts but delivered in a package you would be proud to call home.

3    
 2    
 1    
 159.99m<sup>2</sup>

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

Living Area	132.69m <sup>2</sup>	Porch	1.73m <sup>2</sup>
Garage	19.09m <sup>2</sup>		
Alfresco	6.48m <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.



**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

**ENQUIRE NOW**

**Baan Naem**

**0481 609 085**

**enquiries@hudsonhomes.com.au**



**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'.

Terms and conditions apply. Images are indicative only. Floor plans based on Classic facade and will adjust for alternatives. Standard included site costs are for a cleared residential site up to 450m2, with up to 1 metre fall across the building platform, M class slab and with all services available at site boundaries (excludes battle-axe and rural sites). Home and Land packages are subject to developer design and statutory authorities' approval. Additional allowances may be required for an individual lots or housing estates. Package pricing does not include stamp duty, legal fees or other costs that may be incurred with the purchase of land. Photographs and other images used within marketing material may show fixtures, fittings or finishes which are not supplied by Hudson Homes, or which are only available in some designs or when selected as additional upgrades. Please speak to a Hudson Homes New Home Consultant who is able to provide a building contract that specifically outlines the fixtures, finishes and features that you will receive, and selections from the builder's standard range. Hudson Homes agrees to complete construction of the home on time as specified in the signed HIA agreement (subject to any inclement weather, holiday period closure or other permissible time extensions that are beyond our control). Hudson Homes reserves the right to alter any advertised price without notice. Other promotional offers by Hudson Homes are not applicable unless specified. All plans and images are copyright of Hudson Homes Pty Ltd ABN 92 623 431 685, Builders Lic: 15078318