

# HUDSON HOMES

## Carolina 24 H1



CLASSIC PLUS

### Marian's Mana - Streeton Precinct

83 Sharp Street Oran Park NSW 2570

Expected Rego Date: Registered

Fixed Price

# \$1,149,000

Land Price: \$679,500 Land Size: 375.0 m<sup>2</sup>

4    
 2.5    
 2    
 222.48 m<sup>2</sup>

## CAROLINA 24

The Ruby offers all the feature comforts on a narrow block. From a spacious entry foyer to its cleverly divided living zones, this home merges style and sensible practicality and presents the perfect balance between value, form and function.

H1



H1: Smart Inclusions Package

Super Savers Included

See next page for details

House Length m  
House Width m



14-11-2024

### Our Guarantees

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

ENQUIRE NOW

CHRISTINE HUNT

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Indicative only



**SPECTRUM**  
DESIGN STUDIO

**COMPLIMENTARY  
CONSULTATION**

Includes a free personal  
home consultation with  
a professional designer



**H1 H1: Smart Inclusions Package**

- House facade as nominated
- Slide-out rangehood & dishwasher for single storey
- Split System A/C
- Contemporary floating style bathroom vanity and mirror, tiled
- Site costs and BASIX requirements
- Splashback & 1675mm acrylic bathtub
- Full lined kitchen cabinetry with overhead cupboards and bulkhead
- Sliding doors to built-in wardrobes
- Laminate bench tops with rolled edge finish
- Ceramic tiles to bathrooms, laundry, entry, family, kitchen and meal areas
- QUALITY appliances - stainless steel oven and cooktop, recirculating
- Carpet to all other internal areas
- 2440mm ceiling heights
- 2590mm ceiling heights for double storey (Ground floor only)
- Paint system to ceilings and walls
- Automatic garage door with 2 remotes
- Oyster style light fittings throughout
- Fully finished tiled outdoor alfresco
- Slimline water tank

**INCLUDING**  **OMG!!** 

HOME SIZE	DISCOUNT
UP TO 42SQ	<b>\$30,000</b>
43SQ TO 52SQ	<b>\$35,000</b>

**SAVE!**

**ENQUIRE NOW**

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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