FIXED PRICE

Home and Land Package





Maple Grove

Lot 20, Aroona Avenue, Austral NSW 2179 Expected Rego Date: February 2025

Carolina 24

The Carolina is an easy living home design that brings a sense of peace and serenity to any family. This is a home that never leaves you wanting more entertaining spaces and generous floorplan, every member of the family is sure to feel right at home. With the added option of adding a theatre room and design options that can support up to six bedrooms, this home is perfect for the growing or generational family.

\$1,063,900

Land Size: 335.8m2 **Land Price:** \$620,000











222.48m2





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

| Living Area | 175.03m2 | Porch | 4.56m2 |
|-------------|----------|-------|--------|
| Garage | 33.17m2 | | |
| Alfresco | 9.72m2 | | |



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.







Carolina 24 Classic

H1: Smart Inclusions Package

- House facade as nominated
- Split System A/C
- Site costs and BASIX requirements
- Full lined kitchen cabinetry with overhead cupboards and bulkhead
- Laminate bench tops with rolled edge finish
- QUALITY appliances stainless steel oven and cooktop, recirculating slide-out rangehood & dishwasher
- Contemporary floating style bathroom vanity and mirror, tiled splashback & 1675mm acrylic bathtub
- Sliding doors to built-in wardrobes
- Ceramic tiles to bathrooms, laundry, entry, family, kitchen and meal areas
- Carpet to all other internal areas
- 2440mm ceiling heights for single storey
- 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



Home + Land: Bonus Bundle

- 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



EXCLUSIVELY WITH THIS PACKAGE

No Other Bonus Packages Applicable to H&L Packages

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 statuary authorities' approval. Additional allowances may be required for an individual lots or housing estates. Package pricing dose not include stamp duty, legal fees or other costs that may be incurred with the purchase of land. Photograpia and other images used within marketing material may show fixtures, fittings or finishes which are not supplied by Hudson Homes, or which are not supplied by Hudson Homes, are not applied by Hudson Homes, are not supplied by Hudson Homes, are not suppl