

# HUDSON HOMES

## Build Price on your land



AVOCA FACADE

### Watagan Park Estate

1 Proposed Road Cooranbong NSW  
2265

Starting From

# \$479,900

Land Size: 1204.3 m<sup>2</sup> Land Price: N/A

4 2 2 254.56 m<sup>2</sup>

## IVORY 27

i-ivor-y: a hard, white dentine material derived from the tusks and teeth of animals and used in both art and manufacturing.

The Ivory offers a stunning, contemporary design for the growing family. With large, broad living and entertaining spaces around

**FHB** **LP** **FHB: First Home Buyer Inclusions Package Landscape Package**  
See next page for details

|              |        |
|--------------|--------|
| House Length | 21.23m |
| Garage       | 12.59m |
| Living Area  | 201.42 |
| Garage       | 33.35  |
| Alfresco     | 16.75  |
| Porch        | 3.04   |

### 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**.



21-02-2025

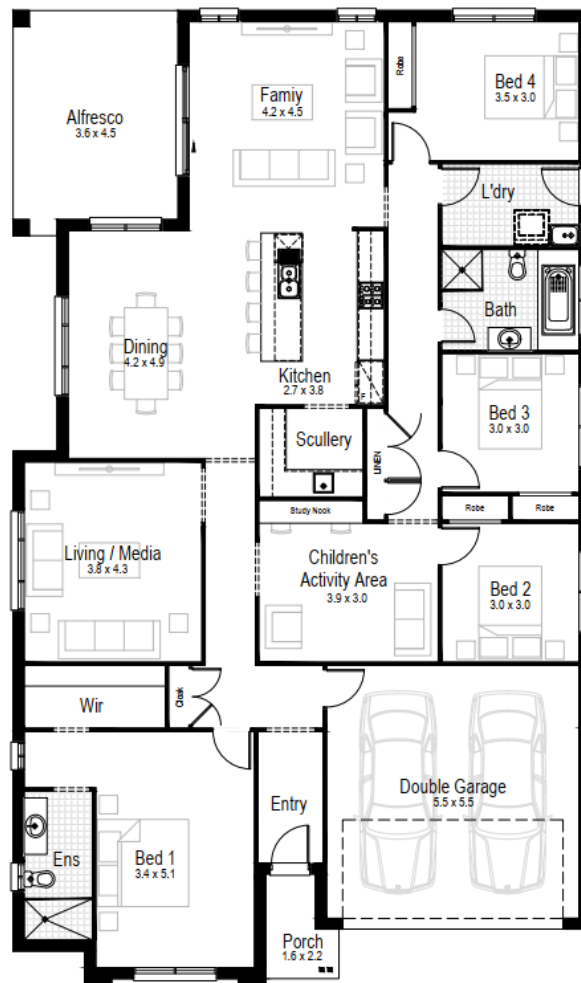
**ENQUIRE NOW**

GREGORY WARD

0483950830

greg.ward@hudsonhomes.com.au

Indicative only



**SPECTRUM**  
DESIGN STUDIO

**COMPLIMENTARY  
CONSULTATION**

Includes a free personal  
home consultation with  
a professional designer

**FHB** FHB: First Home Buyer Inclusions Package + **LP** LP: Landscape Package

- Ducted air conditioning throughout
- LED downlights throughout
- Automatic garage door with 2 remotes
- Fully furnished tiled outdoor alfresco
- Roller blinds, flyscreens and keyed locks throughout
- Fully lined kitchen cabinetry with overhead cupboards and bulkhead
- Kitchen 20mm stone benchtops with large sink
- 600mm stainless steel gas cooktop and recirculating pull-out rangehood
- Stainless steel 600mm electric oven
- Stainless steel dishwasher, installed into kitchen cabinets
- Contemporary floating-style vanities, mirrors and accessories to all bathrooms
- 1650mm bathtub as indicated in floorplan
- Ceramic tiles to entry, family, kitchen, meal areas, alfresco and patio
- Carpet to bedrooms and all other internal areas
- Quality paint system to ceilings and walls
- NBN provision
- Finished driveway with path
- Lawn turf to front and backyard
- Front garden bed with Australian native shrubs and edging
- Fencing to suit covenant / estate requirements
- Colourbond letterbox
- Outdoor slimline single-fold clothesline
- House numbers



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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