

HUDSON HOMES

Build Price on your land



Watagan Park Estate

1 Proposed Road Cooranbong NSW
2265

Starting From

\$492,900

Land Size: 1204.3 m²

House Price Only



4



3



2



260.09 m²

MOCHA 28

The Mocha lives up to its name with a full-bodied design featuring 4 or 5 bedrooms, all with built-in robes. Perfect for corner blocks, this home has been considered from every angle, inside and out. Its efficient use of space translates into multiple living areas and a wide,



H1: Smart Inclusions Package

Super Savers Included

See next page for details

House Length

16.91m

House Width

11.51m



21-02-2025

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

GREGORY WARD

0483950830

greg.ward@hudsonhomes.com.au

**SPECTRUM
DESIGN STUDIO**

**COMPLIMENTARY
CONSULTATION**

Includes a free personal home consultation with a professional designer

Mocha 28 Classic
Beds 4 Baths 2.5 Cars 2 Squares 27.99

Ground Floor Living Area	121.97 m ²
First Floor Living Area	87.38 m ²
Garage	33.98 m ²
Alfresco	13.32 m ²
Porch	3.52 m ²
Balcony	6.93 m ²
Total Area	266.08 m ²
Overall Width	11.51 m
Overall Length	18.91 m
Minimum Lot Width	15.61 m (BTCC)

*Subject to Council conditions

Ground Floor: Double Garage (18x15), Alfresco (4x12), Dining (4.3x4.2), Kitchen, Living (5.8x7.4), Entry, Porch (2.2x1.8), Office / Bed 4 (3.8x2.8), Libr, Bath, Family (5.4x3.8).

First Floor: Bed 3 (3.9x3.7), Bath, Bed 2 (3.1x3.7), Bed 1 (4.8x3.4), Wc, Entrance, Wc.

Notes:
 *These plans are copyright of Hudson Homes
 **Floor plans based on Classic Facade and will adjust for alternatives

H1 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

INCLUDING SUPER SAVINGS SLASH UP TO \$47,000 OFF YOUR HOME

OMG!!

HOME SIZE	DISCOUNT
UP TO 42SQ	\$30,000
43SQ TO 52SQ	\$35,000

SAVE!

ENQUIRE NOW **GREGORY WARD** **0483950830** **greg.ward@hudsonhomes.com.au**

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