

HUDSON HOMES

1st Home Buyer Inclusions



BREEZE FACADE

Hamlyn Grove Estate

101 Columbus Street Hamlyn Terrace
NSW 2259

Fixed Price - Full Turnkey

\$962,340

Land Size: 473.9 m² Land Price: \$570,000

4 2 2 192.24 m²

AMBER 21

The Amber has been designed with the growing family in mind.

At the heart of this attractive home is an inviting and spacious kitchen / family / meals domain where the family can come together to enjoy a meal and a casual conversation

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

See next page for details

House Length	20.27m
Garage	10.55m
Living Area	147.56
Garage	32.89
Alfresco	9.54
Porch	2.25

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

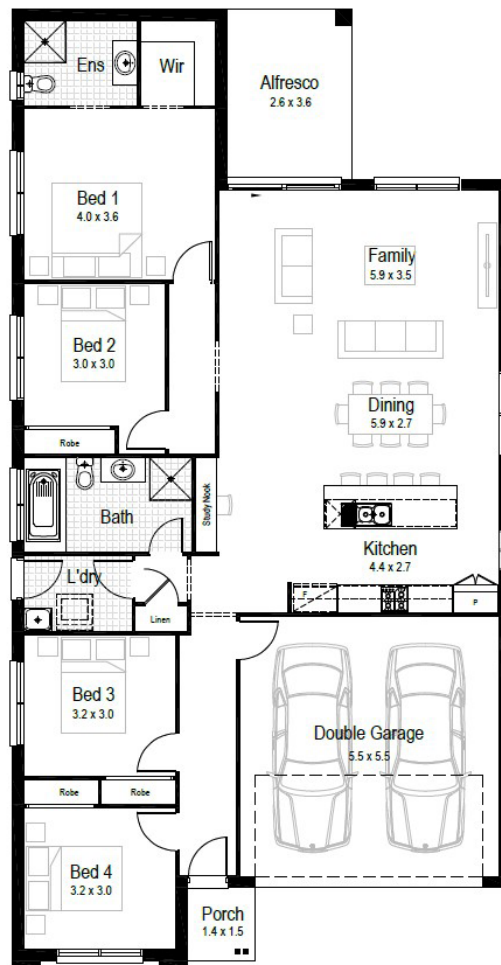
ENQUIRE NOW

GARY REES

0483988095

gary.rees@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



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

GARY REES

0483988095

gary.rees@hudsonhomes.com.au