## **HUDSON HOMES** Teal 45 - Duplex





### Hamlyn Grove Estate

104 Tarmar Road Hamlyn Terrace NSW 2259

## TEAL 45

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.

# Fixed Price - Full Turnkey \$1,668,570

m

Land Size:		666.0	m <sup>2</sup>	Land Pr	ice:	\$80	0,000	
4+4		2+2		1+1		)	0.0 m <sup>2</sup>	
FHB FHB: First Home Buyer Inclusions Package   LP Landscape Package   See next page for details								
		House	Lengt	th			m	

House Width

	×10			14
<b>QUALITY BUILD</b>	TIME FRAME	FIXED PRICE	AUSTRALIAN	AWARD
GUARANTEE	GUARANTEE	GUARANTEE	OWNED	WINNER
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#### **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



**SPECTRUM** DESIGN STUDIO



FHB

#### FHB: First Home Buyer Inclusions 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
- QUALITY BUILD TIME FRAME FIXED PRICE AUSTRALIAN AWARD

#### **Our Guarantees**

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#### **ENQUIRE NOW**

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#### 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 statuary 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 [and. 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 sable 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 nans and images are conviented th Hudson Homes time 15078318. plans and images are copyright of Hudson Homes Pty Ltd ABN 92 623 431 685, Builders Lic: 15078318

#### LP: Landscape Package

ΙP

- 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