

HUDSON HOMES

Topaz 21 - FBH



AVOCA FACADE

Hamlyn Grove Estate

150 Tarmar Road Hamlyn Terrace
NSW 2259

Fixed Price

\$1,103,950

Land Size: 550.0 m² Land Price: \$585,000

4 2 2 213.92 m²

TOPAZ 23

The Topaz crystallizes the balance of both form and function. The generous, well-appointed design ensures that the home's proportions provide plenty of space for everyday living and creates an environment where every member of the family feels at home before

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

See next page for details

House Length	18.71m
Living Area	11.15m
Garage	33.44
Living Area	166.11
Alfresco	11.98
Porch	2.39

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



Option
Living room to front

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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