# **HUDSON HOMES** Build Price on your land





### Watagan Park Estate

1 Proposed Road Cooranbong NSW 2265

## **TIFFANY 22**

The Tiffany offers an appealing floor plan with flexibility, comfort and convenience. From its designated meals area overlooking the alfresco right through to the privacy of the second, third and fourth bedrooms, this home has been designed with long-term satisfaction in mind.



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

FHB LP

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

House Length	15.23m
Garage	14.51m
Living area	155.29
Garage	33.93
Alfresco	12.05
Porch	2.70



#### **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

**GREGORY WARD** 

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0483950830
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COMPLIMENTARY CONSULTATION

Includes a free personal home consultation with a professional designer



#### FHB

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- Ducted air conditioning throughout

- Automatic garage door with 2 remotes

- Fully lined kitchen cabinetry with overhead

600mm stainless steel gas cooktop and

recirculating pull-out rangehood

and accessories to all bathrooms

Stainless steel 600mm electric oven

- Roller blinds, flyscreens and keyed locks throughout

Kitchen 20mm stone benchtops with large sink

Contemporary floating-style vanities, mirrors

- Stainless steel dishwasher, installed into kitchen cabinets

- Fully furnished tiled outdoor alfresco

- LED downlights throughout

cupboards and bulkhead

#### FHB: First Home Buyer Inclusions Package

- 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

LP: Landscape Package

- NBN provision

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- 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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#### **ENQUIRE NOW**

#### GREGORY WARD

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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-ave 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 states. 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 ore beyond our control). Hudson Homes reverse 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 PV Ltd ABN 92 623 431 685, Builders Lic: 15078318