

MARKETING PACKAGE

HOME + LAND



BUILD WITH CONFIDENCE

Moncler 24

4 2 2



Lot 4502 No 103 Bluegate Street
Box Hill

Land size: 300m²
Estate: The Hills of Carmel

INDICATIVE TOTAL

\$1,223,800

Home Price **\$438,800***

Land Price **\$785,000**

FEATURED INCLUSIONS

- EBXpress Series Inclusions
- 7 Star BASIX Building Requirements
- Dallas facade option
- Mid Year Offer Promotion included
- Tiles to Porch & Alfresco
- Ducted air-conditioning
- 2590mm ceilings to Ground Floor
- 30 x LED downlights
- Allowance for concrete driveway



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Proposed home on land (siting plan)



BLUEGATE ST

*Home price is an indicative build price with featured inclusions and allowances for site specific costs relating to nominated block of land. Site cost components will be fixed with a \$250 initial deposit to Eden Brae Homes, which starts the process of undertaking fieldwork reports and site investigation. Final land price and availability to be confirmed with selling agent and/or developer. Depicted façade may incur additional charges for external applied finishes and floor plan may vary depending on facade footprint. All proposed home designs are subject to Developer design review panel, council and/or PCA final approval and aligned to Eden Brae Homes Procedure of Purchase. All prices are GST inclusive. Eden Brae Homes reserves the right to change prices without notice. Please contact Andy Tran on 02 8859 5857 or 0481 012 639 (Saturday to Wednesday from 10am to 5pm) for a detailed preliminary estimate (price breakdown) relating to this specific marketing package. Builders Licence Number 120300C. Effective November 2024