

exclusive

house & land package

TITLED & READY TO BUILD



SAVE thousands on stamp duty

lot 1379 Noorat Place, Cranbourne North

what's included*

- Architecturally designed home
- Unique custom designed façade
- Fixed site costs and developers costs[^]
- Tiles and carpets (or laminated timber)
- Downlights to living areas (battens to remaining)
- Stone benchtops to kitchen, bathroom & ensuite
- 900mm Smeg appliances
- Designer tapware and handles
- Outdoor living area
- Monier roof tiles
- Fixed window splashback with feature tiles
- Tiled shower bases with designer hardware
- Draw shelf unit to Master Bedroom WIR
- Solar boosted gas hotwater system
- Automatic garage door with remotes
- Aluminium windows with flyscreens and locks

from \$434,900*

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*Terms and conditions apply. All drawings and plans are subject to developers and/or authority approval and may vary depending on the outcome of their decision. In the event where amendments are required the drawings, plans and the advertised price of the proposed dwelling will vary accordingly. The purchaser acknowledges that the advertised price may vary due to factors outside the control of the builder. These photos and images are for illustrative purposes only and may depict upgrade options available from Hallbury Homes at additional charges such as lighting, window furnishings, landscaping, driveway, paving and windows. The price does not include items such as landscaping and fencing. Any alterations and upgrades may incur additional costs. The price does not include stamp duty, legal fees or other costs incurred with the purchase of the land. [^] An allowance of \$7,000 for site works and a \$6,300 developers allowance has been included in the price of the package, additional fees may apply dependant on a site and soil tests and developers requirements. Please consult a Hallbury Homes sales representative for further information and detailed pricing. Hallbury Homes reserve the right to alter any price and specifications without notice. All designs are the property of Hallbury Homes and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Hallbury Homes representative. Copyright Applies.