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# TITLED AND PREMIUM TURNKEY CAULFIELD 20\*

Lot 1637, Sodalite Road, Donnybrook (Donnybrae)

**\$ 704,500**

This is a NEW house and land package to be constructed, NOT an established home.

PREMIUM TURNKEY HOMES WITH MORE VALUE IN EVERY BASE PRICE

Featuring more than \$70,000 worth of premium inclusions upfront, H&L Victoria provides First Home Buyers and busy Investors with a simplified process and a fully completed turnkey solution for their new home needs.

## Inclusions

- \*First Home Buyer Price.  
 WE'LL PAY \$2000 PER MONTH\*\* TO YOU DURING YOUR CONSTRUCTION
- \*\*Terms and Conditions Apply  
 OVER \$70K OF PREMIUM INCLUSIONS
- 7 Star energy rating
  - Front & rear landscaping
  - Full share fencing & driveway
  - Flooring throughout
  - Higher ceilings & LED downlights throughout
  - Modern appliances including dishwasher
  - Overhead cupboards to kitchen
  - Blinds throughout
  - 5kW split system cooling
  - Tiled shower bases
  - Chrome finish double towel rails and toilet roll holders
  - Brick infills over windows
  - Remote control garage
  - Window locks & flyscreens to all openable windows
  - Clothesline and letterbox
  - NBN connection
  - 3kW PV solar panel system to roof



OFFERS MASSIVE REBATE ON LAND PRICE VALID UNTIL LASTS!!!

This is a house and land package which has not been constructed. Please enquire to find out estimated build time. The facade image shown is for illustrative purposes only.

\* Pricing correct at time of publication, but subject to change without notice due to (not limited to) land delays, site conditions and regulation changes. Package price excludes stamp duty on land, legal fees and conveyancing costs including titles and property report. Floorplan is a representation of a standard facade unless otherwise stated. H & L reserves the right to alter the images or descriptions without notice. External & Internal photographs are for visual purposes only. Finance eligibility will depend on individual circumstances and applicable lending criteria. Price advertised is inclusive of the First Home Buyer Grant. If this is not applicable to you, then \$10,000 will need to be added to the advertised price. Please refer to the SRO website regarding eligibility ([www.sro.vic.gov.au/first-home-owner#fhog](http://www.sro.vic.gov.au/first-home-owner#fhog)).