

**FREE Ducted Air Conditioning**  
For a limited time only!



Photographs in this brochure may depict items not supplied by Eden Brae Homes, such as furniture, window furnishing, decorative landscaping items including mature plants and trees, water features, pergolas, pools, decks, outdoor fireplaces and barbeques. Pricing does not include the supply of any of these items. Images feature upgraded items – please talk to a sales consultant for detailed package pricing.

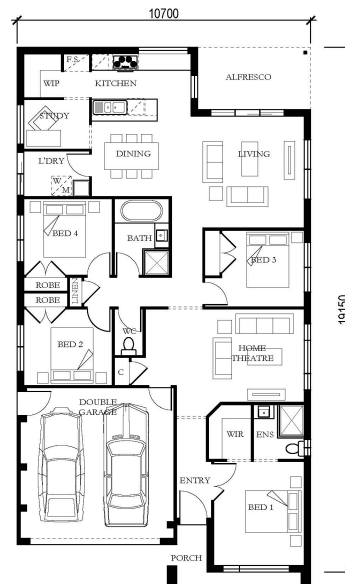
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## \$599,500

FIXED PRICE.  
NO MORE TO PAY

### EVERYTHING INCLUDED:

- ✓ Colour On Concrete driveway and path
- ✓ Turf, garden bed and boundary fence
- ✓ Letter-box and clothes line
- ✓ Oyster light fittings throughout
- ✓ Carpet and tile floor coverings
- ✓ Alarm system and remote controlled garage door
- ✓ and more...



FOR MORE DETAILS, CALL 1300 627 767

Terms and Conditions: †Note: Package prices are based on standard home, standard facade and builder's preferred siting. All prices are GST inclusive. Eden Brae Homes reserves the right to change prices without notice. Package provided is based on EBH preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services - including but not limited to sewer/stormwater locations, drainage grates, Telstra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements or Section 88B instrument, may necessitate floor plan or siting amendments \* Please visit [www.osr.nsw.gov.au](http://www.osr.nsw.gov.au) for qualification details. \*\*Stamp duty savings based on land value of \$450,000. Builders Licence Number 247792C.

