

# Henley

## Emperor 48 (48.59sq)

### \$887,433\* Fixed Price


Eastport

Facade

4  2  2 



Facade colours and materials shown may not be available due to land estate design guidelines. Refer to your Henley new home consultant for clarification. Price excludes tiles, stone and/or full render to facade treatment if shown, timber windows, landscaping, fencing, driveway, decking, planter box and decorative lights or any change required by Developer to

 **Delaray**  
**CLYDE NORTH**  
Lot No. 1201 (620m<sup>2</sup>)

## House and Land *Inclusions*

Fixed Site Costs<sup>^</sup>

2570mm High Ceilings (ground floor of double storey & single storey's)

Carpet and Timber Look Flooring~

Stainless Steel 900mm SMEG Appliances Inc. Dishwasher (600mm)

20mm Caesarstone benchtops throughout (Exc. Laundry)

Colorbond® or tiled roof

Double Glazed Windows+

Estate Guidelines<sup>#</sup>

## NEW HOME ADVANTAGE

Now included

Henley Berwick Waters  
Springbrook Drive  
CLYDE NORTH, VIC

Hours 11:00am — 5.30pm  
Phone (03) 8306 6070  
henley.com.au

<sup>\*</sup>Based on land price provided by Developer at time of print. Henley does not have authority to negotiate land sale. Land is sold separately by Developer. All land enquiries to be made direct to Developer. Home price based on a standard home, standard inclusions, Henley's preferred siting and preferred building surveyor. Home price does not include additional costs for delay in land titles, or any allowance for bushfire requirements. <sup>^</sup>Fixed site costs do not include footing probe costs, where required or costs arising from probe results, and are offered on the proviso that Developer provides (1) level 1 compaction report for the lot that is no more than 24 months old (2) a survey of land that matches the engineering submitted to Henley with the fixed site cost application. -Flooring is Category 1 Carpet, and Category 1A Nordic Timber Laminate; <sup>+</sup>Double glazed windows excludes all doors, sidelights, butt jointed corner windows and picture windows to living areas. Allowance for Estate Guidelines<sup>#</sup> is based on items that can be identified in the Estate Guidelines at the time of fixing price and does not include discretionary items by Developer. Internal stock images may be used when actual image for design is not available. Photography and illustrations to be used as a guide. Additional cost fixtures & fittings may be shown

