

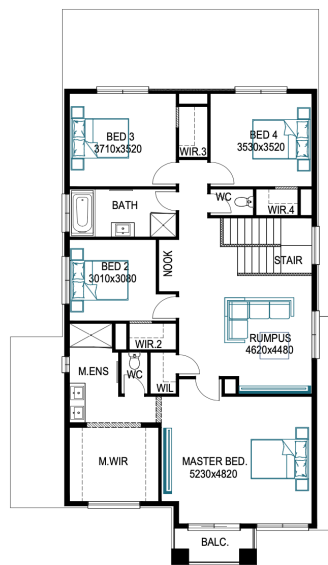
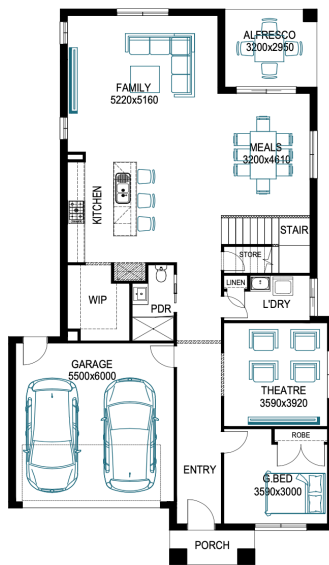
Edge
Series

Your
Journey
Begins
Here

\$935,990

Includes \$10K
FHOG

Fairmont 37



Address:

Lot 3145, Marianne Way, Fraser Rise

Land Area:

12.5x32=400m²

Build Area: 36.42 Sq.

Title Status: **Title**

Bonus
\$7k gallery
upgrades

The Edge Series upgrades worth \$75k at no extra cost

- ✓ 2740mm High Ceiling to GF & 2440mm to FF
- ✓ KHDW Hardwood timber staircase
- ✓ 2340mm high x 920 wide painted entry door
- ✓ 2340mmH x 920mmW internal doors to GF
- ✓ 2340mmH stacker door to Alfresco (design specific)
- ✓ 1000mm wide 40mm stone island bench with waterfalls
- ✓ 900mm appliances to kitchen
- ✓ Glass splash back to kitchen & butler pantry
- ✓ Up to 1500mm long stone bench to Butler Pantry
- ✓ 20mm stone benches throughout
- ✓ Double vanity to ensuite
- ✓ Double glazed windows & doors (std.sizes)
- ✓ Porcelain tiles or 12mm laminate flooring to main area
- ✓ Carpet to bed rooms and second living area
- ✓ Elect.heat pump hot water system
- ✓ Choice of facade with balcony and glass balustrade
- ✓ 16kw reverse cycle ducted air co
- ✓ 30 LED downlights, 3 phase pow
- ✓ Step free access from garage
- ✓ Step free shower to ensuit
- ✓ 3 phase power supply
- ✓ Fan points to all bedrooms
- ✓ 3.5kw solar panels,
- ✓ 7 star energy rating & site cost up to P class (condition apply)



For Enquiries Contact:

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Prices current as of 01/06/2024. Pricing based on developer, engineering plans & plan of subdivision. *site costs cover upto P class slab, 700mm fall and as per builders terms and conditions (refer builder site cost terms and conditions). Confirm land prices & availability prior to purchase. Ridgewater Homes is not liable for any late or early titles of land. Community Infrastructure Levy & Bush fire levy is not included in package and will be charged as variation, where applicable. Package Price does not include any costs associated with Developer's Corner Facade treatment requirements (which will be priced by Ridgewater Homes by way of Post Contract Variation), stamp duty, government, legal or bank charges. Ridgewater Homes reserves the right to withdraw or amend pricing, inclusions and promo without notice. The facade photos and images are for illustrative purposes only and may depict upgrade options available from Ridgewater Homes at additional charges such as lighting, window furnishings, landscaping, driveway, paving and timber windows. The price also excludes features such as gardens, fencing and decking. Any alterations and upgrades may incur additional costs. Ridgewater Property Group Pty Ltd. Builders Registration number CDBU 48780. Ver: Jun-24