



Image depicts items not supplied by Metricon namely landscaping, fencing, timber decking and paths. Image contains upgrade items.

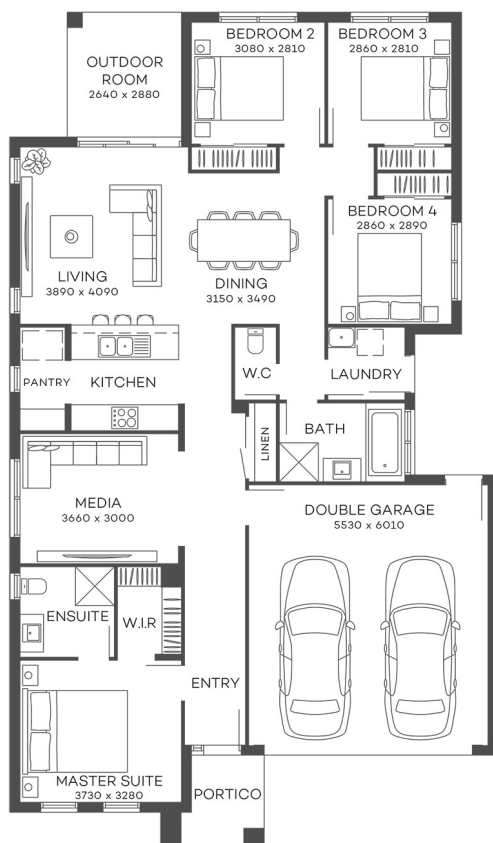
FIXED PRICE

## \$633,545\*

LOT 3085 EMERALD DRIVE  
THE SURROUNDS  
HELENSVALE

LUCENT 20  
YALE FACADE

BLOCK SIZE | 400M<sup>2</sup>



### FIXED PRICE PACKAGE INCLUDES:

THE LUCENT 20 WITH YALE FACADE  
BUILT TO OUR INDUSTRY LEADING  
BASE SPECIFICATIONS, CURRENT  
PROMOTION AND LAND, PLUS:

- ✓ Fixed site costs
- ✓ Floor coverings throughout
- ✓ Outdoor room
- ✓ Exposed aggregate driveway & path
- ✓ Colorbond roof
- ✓ Render to brickwork
- ✓ Council building and water application fees
- ✓ European Designed Kitchen Appliances
- ✓ Split System Air Conditioning
- ✓ Current Promotion included
- ✓ Covenant Requirements included
- ✓ Colorbond Slimline Remote Garage door
- ✓ H2F Termite resistant frame

BUILD WITH CONFIDENCE

## LIFETIME

STRUCTURAL GUARANTEE

1300 METRICON |  
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**FREEDOM**

**m**  
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\*Land not supplied by Metricon, land developer terms and conditions apply. Fixed Price packages are only available for the specific lot and home advertised. Land prices and availability are subject to change without notice. Additional costs may incur if there are bushfire or acoustic requirements. Pricing does not include additional legal fees relating to the building and/or land contract and stamp duty charges. This package is not available in conjunction with any other promotion and is subject to developer approval. No structural variations allowed. The determined house sitting on the lot is at the discretion of Metricon Homes only. Metricon reserves the right to withdraw any Fixed Price Home & Land Package at any time without notice. The guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions of the Guarantee which can be found at [Metricon.com.au/terms-conditions](https://www.metricon.com.au/terms-conditions). \*Grant Conditions & State eligibility criteria apply. For HomeBuilder eligibility criteria, T&C's see <https://treasury.gov.au/coronavirus/homebuilder>. For Queensland first home buyer grant eligibility see [www.qld.gov.au/housing/buying-owninghome/financial-help-concessions/qld-first-home-grant](https://www.qld.gov.au/housing/buying-owninghome/financial-help-concessions/qld-first-home-grant). For NSW first home buyer grant information visit <https://www.revenue.nsw.gov.au/grants-schemes/previous-schemes/first-home-owner-grant>. The promoter is Metricon Homes Qld Pty Ltd. ACN 005 149 137, QBCC License 40992, NSW License 36654C.