

Henley Essence

Nova 19 (19.71sq)


\$529,864* Fixed Price

Cleo

Facade



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 facade.

 **Redstone**
SUNBURY
Lot No. 211 (400m²)

House and Land *Inclusions*

Fixed Site Costs[^]

Carpet and Timber Look Flooring~

Colorbond® or Tiled Roof

Aluminium Stacker Door to Alfresco

Double Glazed Windows+

Grand Island Benchtops

Entertainers Kitchen Pack

Bathroom Bliss Pack

Estate Guidelines[#]

**NEW HOME
ADVANTAGE**

Now included

Henley St Claire
9 Davenport Crescent
WOLLERT, VIC

Hours 11:00am — 5.30pm
Phone (03) 8306 6000
henley.com.au

*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. [^]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; ⁺Double glazed windows excludes all doors, sidelights, butt jointed corner windows and picture windows to living areas. Allowance for Estate Guidelines[#] 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

