

# House & Land Package

Lumina  
by ARDEN

ARDEN  
HOMES



## CHARLTON 36

SANDHURST FAÇADE

LOT 1428 (392 m2)

MOSSIFACE, ALAMORA, TARNEIT



FIXED

**\$886,491\***



- Developer guidelines and council requirements
- All-electric home
- Haier ducted reverse-cycle heating and cooling
- Rendered Hebel home
- COLORBOND® steel roof and panel lift garage door with remote
- 5KW Solar PV system
- Double glazing to windows
- LED downlights\*
- Floor coverings throughout the home
- 2590mm high ceilings to ground floor
- Haier appliances
- 20mm Caesarstone benchtops to Kitchen

**CONTACT Paul Amatore 0459 904 111**  
ardenhomes.com.au



Price current at time of listing and has had \$40k discount deducted. Pricing based on Developer supplied engineering plans and plan of subdivision at the time and Arden Homes standard floor plan with pre-determined façade and preferred siting (alterations may incur additional charges). Subject to developer and council approval. Land supplied by developer and subject to availability. Package price does not include landscaping, furnishings, stamp duty, government, council, legal or bank charges. Delays in title dates due to Developer that is beyond Arden Homes capping time will incur additional fee. Images for illustrative purposes only and may depict upgrade options available at additional charges. Arden Homes reserves the right to withdraw or amend pricing, inclusions and promotion without notice. \*For conditions on the Save \$40k offer and 5% until completion offer, visit <https://ardenhomes.com.au/terms-and-conditions/> (CDB-U 48276). ©2024 Arden Homes. 24/2/2024