

Price includes standard floorplan with Q2 facade.



Artist impression. Furniture, landscaping, driveway, window furnishing and porch decking is not provided by Urbanedge Homes.

FIRST HOME BUYERS PRICE \$1,017,892 ^

**FIXED PRICE
HOUSE & LAND**

Ludo 4-46

Lot 1347, Gator Esplanade
LAND SIZE: 420.00m²

**berwick
waters::**



429.47m² | 46.23 sqs

- ▲ Architecturally inspired fully rendered facade
- ▲ Brickwork or rendered foam above all ground floor windows and sliding doors
- ▲ Smeg Appliances to Kitchen
- ▲ Floor coverings throughout
- ▲ Silestone benchtops to Kitchen and Ensuite(s) Bathroom
- ▲ Base Cabinetry to Laundry
- ▲ and much more ...

edge
inclusions



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Luxury Redefined
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*Price is based on the standard floorplan and façade shown above. Urbanedge Homes reserves the right to change prices/promotions without notification. Subject to developer's design review panel final approval. Package price is based on builder's preferred siting. Images are for illustrative purposes and are to be used as a guide only. Urbanedge Homes does not provide furniture, décor, landscaping or decking. Please refer to house specific inclusions and working drawings for all details. ^Available to first home buyers eligible for the state government First Home Owners Grant. For details visit www.sro.vic.gov.au. Mahercorp Pty. Ltd. DBU 1994.