

### Melia with Traditional Facade

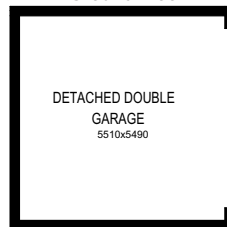


Image illustrative only - See conditions below

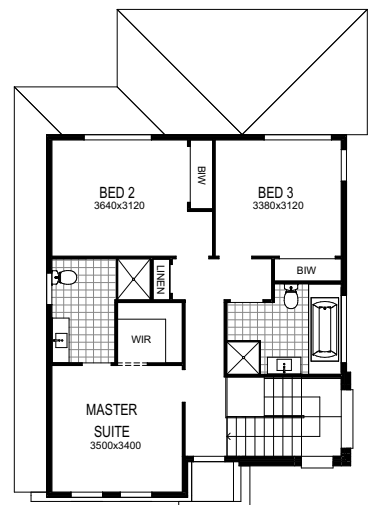
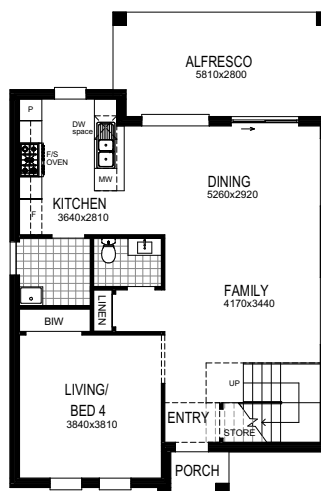
#### Inclusions\*

- Site costs
- Council/CDC requirements
- Basix costs
- Concrete driveway & path to front entry
- Tiled alfresco area
- Fly screens to windows
- Tiles to all downstairs living areas
- Carpet to all bedrooms and upstairs living areas
- Stone kitchen bench top
- Ducted air-conditioning
- Remote control garage door
- 900mm appliances
- Treated frame
- Anticipated registration - October 2019

Ground Floor



First Floor



**House 226.778m<sup>2</sup>**  
**Land 328.50m<sup>2</sup>**

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**Conditions:** Images in this flyer depict landscaping, lighting and decorator items which are not supplied by New Edge Homes and are not included in the price unless otherwise specified. Minor variations of window placement subject to design type. Site costs may vary according to site classification, survey and site inspection, site conditions including rock and fill subject to building setback. Prices subject to Statutory Consenting Authority approval and specified conditions, council section 94 contributions (where applicable for granny flat designs) are not included, bushfire requirements and acoustic report. Inclusions based on builder's Edge Inclusions range unless otherwise specified. Where any item appears in more than one package or offer then the upgrade of that item will be supplied and no credits will be available. New Edge Homes reserves the right to revise plans, specifications and pricing without notice. Please contact a Sales Consultant for more information. All plans and images are subject to copyright protection. New Edge Homes (NSW) Pty Ltd - BLIC 194617C ABN 18 058 035 984