



# NEWEDGEHOMES

Part of the **MASTERTON** Group

## Home & Land Package - \$789,000\*

Lot 9, Withers Rd North Kellyville

4 3 2

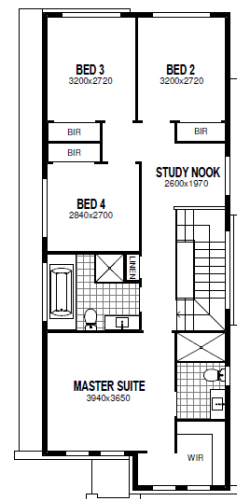
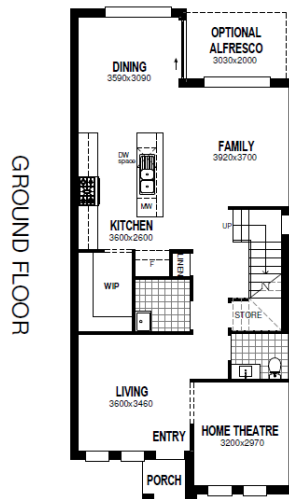
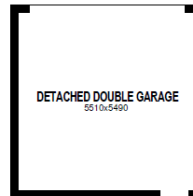
*Ascend with Traditional Facade*



Image illustrative only - See conditions below

### Inclusions\*

- Site costs
- Council requirements/CDC requirements
- Basix costs
- Concrete driveway
- Tiled alfresco area
- Fly screens to windows
- Tiles to all downstairs living areas
- Carpet to all bedrooms & upstairs living areas
- Stone kitchen bench top
- Ducted air-conditioning
- Remote control garage door
- 900mm appliances
- Treated frame
- 2600mm high ceilings to ground floor
- Keyless front entry door lock
- Downlights to downstairs living
- Fencing, Letterbox, Clotheslines
- Landscape to developer requirements



**House 218m<sup>2</sup>**  
**Land 240m<sup>2</sup>**

**Contact**  
**Dino Novak**  
**0407 313 998**

[www.newedgehomes.com.au](http://www.newedgehomes.com.au)

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, 88B instrument and 149 certificate, bushfire requirements and acoustic report. Council section 94 contributions (where applicable for granny flat designs) are not included). 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 Pty Ltd – BLIC 194617C ABN 18 058 035 984