

# Clarendon Homes

## \$733,000\*



**35+**  
YEARS  
EXPERIENCE



THE CLARENDON COLLECTION

**FIXED PRICE**

# HOME & LAND

### ROCHEDALE

LOT 21 PHOENIX STREET

ARISE

LOT SIZE 315.00m<sup>2</sup>

### NORTHWOOD 32 - AXIS FACADE

#### PACKAGE INCLUDES

- ✓ Upgraded Axis Facade
- ✓ Rendered with Low Profile Roof Tiles
- ✓ Fully ducted 6 zone air conditioning
- ✓ Floor Coverings throughout
- ✓ Stainless Steel Kitchen Appliances
- ✓ Walk-In-Pantry to Kitchen
- ✓ H2 Treated Frame & Trusses
- ✓ Exposed Agg driveway, Turf
- ✓ Fencing, Garden to front Yard

#### PLUS

- ✓ Engineered concrete slab to porch and alfresco
- ✓ Siteworks and foundations to M class soil type
- ✓ All council applications and building approvals
- ✓ R3.5 insulation for energy efficiency
- ✓ Full interior design appointment with your choice of colours and finishes



Fixed Price H&L Package – with Facade Hero Shot Package Price may EXCLUDE the following: Facade lighting, window coverings, landscaping, decks, fencing and facade enhancements such as Colorbond roof, rendering and feature tiles (unless stated in Package Inclusions). Landscaping if included in the package will only include an allowance: for Driveway, \$1250 Turf to Front, \$2500 Fencing Allowance, Letter Box and TV Antenna. All facade renders are for illustration purposes only. Floorplan is based on Traditional Façade. Fixed Price packages are only available for the specific lot and home advertised. Land prices and availability are subject to change without notice. No structural variations allowed. Additional cost may incur if there are bushfire or acoustic requirements. Site costs are based on builders preferred siting. Rock removal and retaining walls are subject to additional costs. Prices subject to change without notice. E&OE, Clarendon Homes (Qld) Pty Ltd, ABN 37 078 853 022, BL No. 80444. Package Price current at time of printing.



HOME SIZE 293m<sup>2</sup>

ASK ABOUT OUR LATEST EXCLUSIVE PROMOTION

Call Javier & Mark on 07 3219 0506 or visit [Clarendon.com.au](http://Clarendon.com.au)