

# House & Land \$1,170,830\*

## ALPINE 30

Lot 452 New Road, ROCHEDALE, Arise at Rochedale Estate  
Façade: Hastings | Home size: 29.73sq | Lot size: 287 sqm



Actual façade may not be shown, and may show façade colours and materials that may not be available due to land estate guidelines. Price excludes tiles, stone and/or full render to façade treatment, timber windows, landscaping, fencing, driveway, decking, planter box and decorative lights or any change required by Developer to façade. Internal images from our display home may be shown where image of façade or actual design is not available, in which case, some items pictured, such as furniture, some fixtures and fittings and structural options are not included in the fixed price and may not be available. Speak to your new home consultant for clarification.

### INCLUSIONS

Site costs included\*\*

Street appeal with designer  
façade as stated

Carpet & timber look flooring ~

COLORBOND® steel roof in a  
range of colours ^ or concrete  
roof tiles

Caesarstone® kitchen  
benchtops in your choice of 5  
colours >

Kitchen overhead cabinetry in  
a choice of 175 colours and 3  
finishes

Technika 600mm ceramic  
cooktop & built-in oven with  
520mm undermount  
rangehood

Exposed aggregate driveway,  
letterbox and clothesline

Concrete to undercover  
alfresco area

**THE  
PLANTATION  
HOMES  
SALE EVENT**

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Rochedale  
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^^Based on land price provided at time of print. Plantation Homes does not have authority to negotiate land sale. Land is sold separately by Developer. All land enquiries to be made direct to Developer. House price is based on standard home with Essence inclusions and façade as specified, and Plantation Homes' preferred siting. Price does not include legal, stamp duty, registration fees or any other charges relevant to the acquisition of land. \*\*Site costs do not include any costs associated with satisfying wind rating requirements (other than N1 & N2), acoustic or bushfire requirements, non-standard scaffolding or traffic control, services to the home, modification of house foundations due to excavation works and/or installation of pools by Owner, property identification survey, relaxation fee requirements, build over sewer/stormwater requirements, town planning code assessment requirements, non-standard dirt and grime prevention measures due to soil conditions, containment mesh/hoarding, generator hire, HSTP fees. Site costs are based on Level 1 Compaction Report being provided by the Developer for the nominated lot/estate & survey of land matching Developer Disclosure Plan, and waffle pod or monolithic concrete slab construction. Any non-standard slab upgrades due to engineer's site soil classifications are not included in this package. The Owner is to provide an approved standard connection point for all services to site prior to the commencement of construction. This package is based on information available from Developer Disclosure Plan only and assumes the finished house pad level will provide sufficient fall to the street for sewer and stormwater runoff. If sufficient fall cannot be achieved additional stormwater runs or importation of fill and retaining walls may be required which are not included in this package. -Flooring offer includes timber look flooring (Superior Advanced Laminate Range) and Carpet (Umbria Range) as per standard flooring design plan excluding wet areas. Excludes additional laying costs and professional cleaning. ^Excludes COLORBOND® steel roofing upgrades required to cater for site specific proximity to industrial or marine influence conditions. +Air-conditioning offer includes one Daikin 7.1kW unit to living area of choice and one Daikin 2.5kW unit to bedroom of choice. The floorplan shown is for the standard house design with standard façade, not the façade for this package and so will vary from actual floor plan. For dimensions and floorplan specific to the façade in this package please speak to one of our New Home Consultants. Copyright Henley Properties (QLD) Pty Ltd trading as Plantation Homes. All plans are copyright; no part may be used, reproduced, or copied by any means or in any form without the prior written permission of Plantation Homes. All rights reserved. QBCC 73955

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