

# HOUSE & LAND PACKAGE

Evoke Series *by Vogue Homes*



Artists impression



## Cetin 16.5

Iris façade

Lot 107

Ardennes Ave, Edmondson Park

LAND 302.6m<sup>2</sup> HOME 154.39m<sup>2</sup>

# \$780,000\*



This fixed price home and land package includes a plenty of rooms and living space as well as linen space. Perfect for families!

Display Homes  
 Homeworld Emerald Hills Leppington  
 Edmondson Park Display Village  
 Oran Park Display Village  
[www.vogue-homes.com.au](http://www.vogue-homes.com.au)

### FEATURES

- ✓ 5% Deposit only
- ✓ Balance on Completion
- ✓ FREE Ducted Air
- ✓ Fixed Site Costs
- ✓ Fixed Authority Costs
- ✓ Fixed Piering
- ✓ Fixed Drop Edge Beams
- ✓ Fixed BASIX
- ✓ H Class Slab
- ✓ Remote Garage
- ✓ No Hidden Costs
- ✓ 2600 HIGH Ceilings\*
- ✓ LED downlights
- ✓ Floor Coverings inc. Porch & Alfresco
- ✓ Driveway, Turf, Letterbox & Clothesline
- ✓ Stone Benchtop to your Kitchen
- ✓ Provision for Dishwasher

# Cetin 16.5

Lot 107

Ardennes Ave, Edmondson Park

Home 154.39m<sup>2</sup>

Width 7.10m  
Depth 22.50m

LAND 302.6m<sup>2</sup>

Width 9.0m  
Depth 33.62m

REGISTRATION DATE

Registered

Under Construction



Terms and Conditions Apply: Rental Guarantee: We will pay \$450 per week from Slab stage to the date of Practical Completion\*. These inclusions exclude duplexes, dual occupancy granny flats and custom designed homes. All offers in this document are not available with any other offer(s) unless specified. Where an item is required to be upgraded or substituted due to site specific requirements of an Authority, including but not limited to compliance with matters such as hydraulics, bushfire BAL rating, and/or acoustic requirements extra charges may apply. Images in Vogue Homes brochures may depict fixtures, finishes and features not supplied by Vogue Homes or included in the Price including but not limited to retaining walls, landscaping, driveways and pathways, pergola, barbecue, decorator items, feature wall, decorator screen and shelving, water features, fencing, swimming pools, decks, fixtures and letter boxes. All internal and external decor items are excluded. Photos are indicative only. Refer to specifications for full details. Vogue Homes reserves the right to change or remove any of the included items, specifications and suppliers at its discretion, without notice and without client's approval. The price includes only these items specifically included in this document (not depicted by the pictures). Ducted Air unit is suitable for the selected home. Solar System is 6.6KW system and installed by a 3<sup>rd</sup> party, Vogue Homes is not responsible for its performance, expected results, warranties, etc... For more details, please refer to the supplier's website directly. Products shown are subject to home designs. Any item not listed above will incur additional cost. All products have individual warranties by the respective manufacturer/distributor. Vogue Homes is not responsible for these warranties. Ask your new home consultant for house specific inclusions.