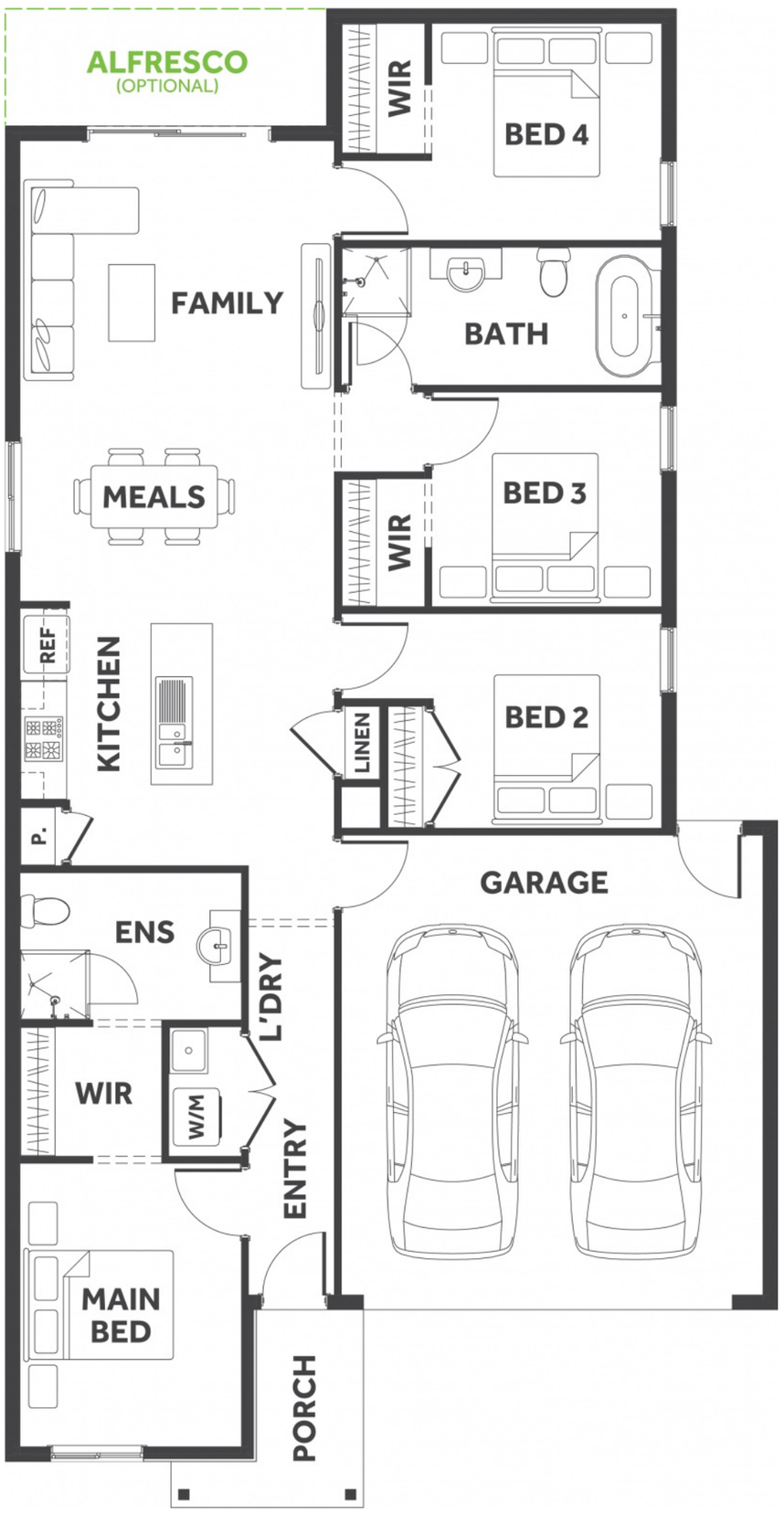
# FIXED PRICE HOUSE & LAND




## FIXED PRICE HOUSE & LAND

# $717,366*

FIRST HOME BUYERS PRICE **$707,366^**

Price includes standard floorplan with Bonnie facade.

**$888 preliminary fee to secure the home price**

## Emba 2-17

4 2 2

**17.36 sqs | 161.27m²**

Lot 2111, Morkalla Road

Land Size: **392m²**

### INCLUSIONS

- 7 Star Energy rating compliant to the standard form and best house orientation[§]
- Double glazed windows
- 4kw solar system (design specific)
- Fixed site costs and connections
- Your choice of 2 façades options[ˢ]
- Quantum zero benchtop & overhead cupboards to kitchen
- 900mm appliances & dishwasher to Kitchen
- Laminate flooring and carpet throughout, as per plan
- Round back to wall freestanding bath
- Colorbond roof
- Fully rendered home
- Häfele Soft Close Doors (also applies to wet areas)
- 25-year structural guarantee
- Council & developer requirements

Magic Barclay
0414 326 511
magic.barclay@8homes.com.au

*Price is based on the standard floorplan and façade shown. Package price is based on Eight Homes' preferred siting of the home on the block. [ˢ]Choose from the nominated façade options: single-storey: Bonnie or Monti; double-storey: Sana or Amara. Changes or upgrades to the floorplan, façade or windows, including window size or additional windows, cost extra. [§]Speak to your Sales Consultant about how the home suits your block and how any changes may affect the home's energy rating. Subject to developer design review panel approval. Images are for illustrative purposes and are a guide only. Furniture, décor, landscaping and decking are not provided by Eight Homes. Refer to the house and land inclusions and house-specific working drawings for full details. Eight Homes may change prices and promotions without notice. ^Available to first home buyers eligible for the state government First Homeowners Grant. For details visit www.sro.vic.gov.au. **Reflects turnaround time from Sales Accept to Contract for all greenfield projects. Eight Homes CDB-U 48528.