boutique
homes

Torquay 26 with Contempo façade.
Price From $769,430*

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Lot 37 Swift Street,
Strathfieldsaye
Emu Rise Estate

Land size:	**873m²**
Home Size:	**237.98m²**

- Stunning façade included
- 7-Star energy efficiency rating
- Site cost Allowance
- 3.5kW solar PV system
- Quality floor coverings throughout
- 2550mm high ceilings to ground floor
- LED downlights to entry, kitchen and living
- Low E Double glazed thermally broken awning windows
- Low E Double glazed sliding stacker doors
- Westinghouse 900mm wide oven, cooktop and rangehood
- Laminate overhead kitchen cabinetry
- 20mm Crystalline Silica Free benchtops in kitchen including Island
- Quality Caroma basins and tapware
- Undercover outdoor living with plaster-lined & concrete floor (Design Specific)
- 12 month maintenance period & 25 year structural guarantee



YOUR LOCAL NEW HOMES CONSULTANT

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Price based on floor plan shown and on builder's preferred siting. Floor plan depicts a modern facade shown and included in price. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. The price is based on developer supplied engineering plans and plans of subdivision and final pricing may vary if actual site conditions differ to those shown in these developer supplied documents Block and building dimensions may vary from the illustration and the details shown. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land. Additions to the contract may be required in order to comply with Council and Regulatory Authority requirements which may also affect the price. Pricing subject to change without notice. Further terms and conditions apply to this offer including with respect to the price, for the full terms and conditions please visit http://www.boutiquehomes.com.au/disclaimer.

Emu Rise