

Welcome to our Display Homes



Experience the Hudson Homes difference

We have a simple mission: to design and build quality homes for a new generation.

Based upon our most fundamental philosophy that homes are 'made for living', we aim to create homes that celebrate life. And since life revolves around the home, we understand the responsibility that comes with delivering the most important home ever built. Yours.



FIXED PRICE GUARANTEE

Your price will be absolute and final. No hidden extras. No surprises. Just one fixed price.



TIME FRAME GUARANTEE

Completed on time as per your contract or we will pay YOU for every day it runs over.



VIRTUAL TOURS

Experience all of our display homes through our 3D and video virtual tours.



OVER 200 FLOORPLANS

Discover our full range online and find a design as unique as your family.



QUICK QUOTE

Get a FREE quote instantly emailed to you via our online Quick Quote. Visit hudsonhomes.com.au



WINNER

2016 HIA NSW Display
Home of the Year



WINNER

2016 HIA NSW
Display Home
\$400,001 - \$500,000



FINALIST

2016 NSW Best Kitchen
in a Display Home



FINALIST

2017 HIA Australian
Display Home of
the Year

SIENNA 33
VOGUE FACADE
H3: LUXURY INCLUSIONS



4



2.5



2



INTRODUCING Sienna 33

VOGUE FACADE
H3: LUXURY INCLUSIONS



4



2.5



2

MINIMUM LOT WIDTH

17.31m

Subject to Council Conditions

THE SIENNA IS PERFECT FOR



Large block



Knock-Down, Rebuild



Big families



Entertainers



Growing families



Home theatre option



Home office option



Scullery included



si-en-na: an earthy pigment that when in its natural state is yellow-brown (raw) and when heated becomes reddish-brown (burnt)



The Sienna is one home where you'll always feel welcome. This exceptionally designed home combines designated living and meals areas to promote family values whilst at the same time caters to the individuality of its members.

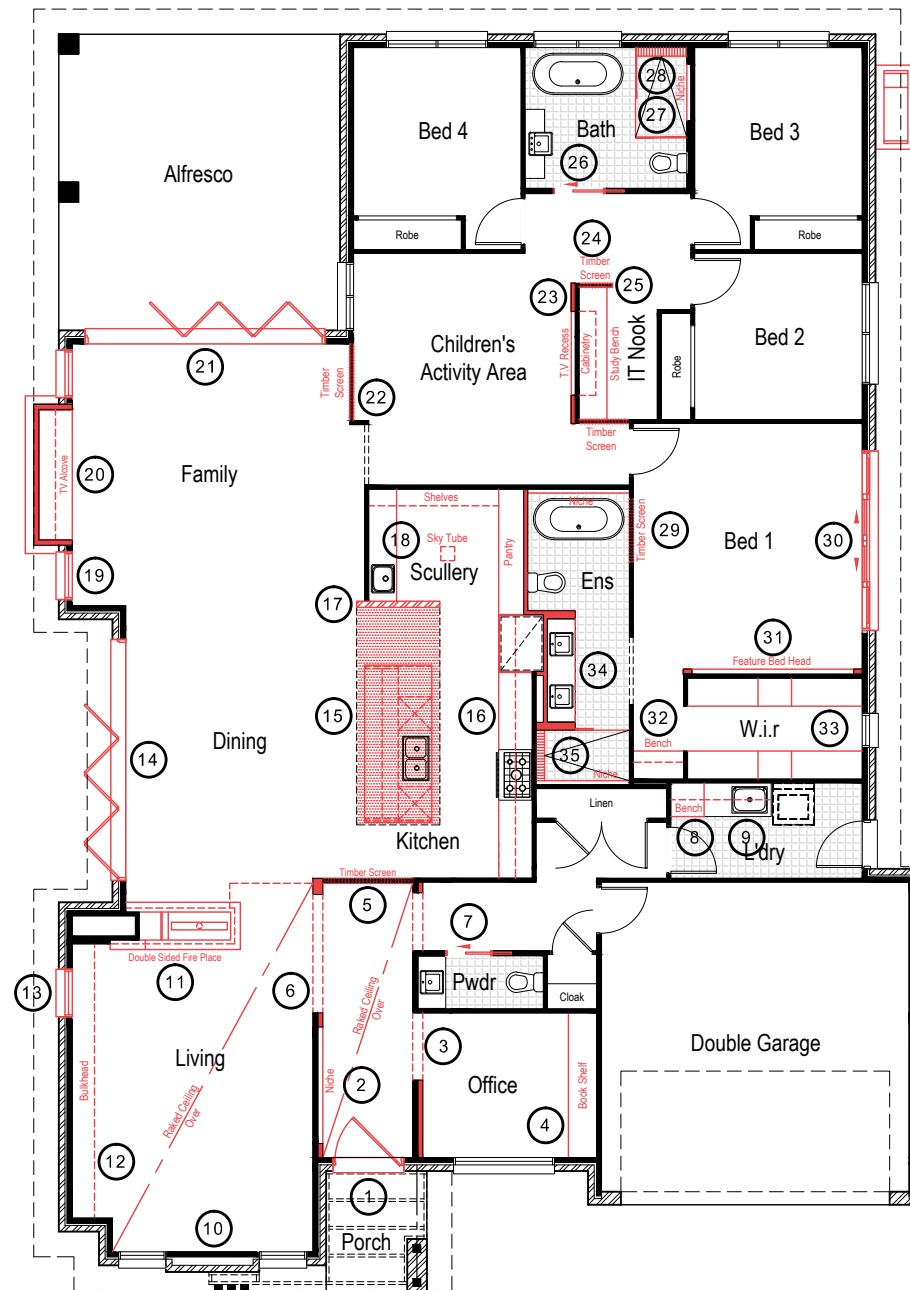
SIENNA 33 ON DISPLAY

Other sizes available

27

30

36



Living area
247.35 m²



Garage
33.41 m²



Alfresco
26.61m²



Porch
3.14 m²



Overall width
15.47 m



Overall length
22.07 m



Total area
310.51 m²

HOME PRICING

Design	Sienna 33	\$ 327,700.00
Facade	Vogue	\$ 18,200.00
Inclusions	H3: Luxury	\$ 99,300.00
Total Price		\$ 445,200.00

OPTIONAL UPGRADES ON DISPLAY

SHOWN IN **RED** ON FLOORPLAN

1	2340mm high x 1200mm wide stained XS24 pivot door with back to back pull handle and mortise lock	\$2,605.00	17	Feature brick wall to kitchen	\$3,615.00	33	Upgraded fit-out to walk-in-robe	\$840.00
2	Feature niche with stained timber reveals to entry	\$1,880.00	18	Skytube to scullery	\$1,035.00	34	Alternate ensuite layout including vanity nib walls, feature niche over bath and extended shower niche	\$1,030.00
3	Thickened walls and square set openings to entry hallway	\$385.00	19	Feature fixed panel windows to family room in lieu of standard	\$610.00	35	900mm grated drain to ensuite shower floor	\$745.00
4	Melamine joinery shelving unit to office	\$5,475.00	20	TV alcove to family with melamine joinery floor cabinets and feature pelmet over	\$4,625.00	36	LED downlights to all living areas, hallways and bedroom 1, including additional light points	\$6,115.00
5	Stained timber screen to end of entry hallway	\$4,315.00	21	2340mm high x 4300mm wide bi-folding door to family/alfresco with brickwork over	\$5,305.00	37	External lights to front of home (excluding light fittings)	\$150.00
6	Feature thickened wall to entry area with highlight cut-out	\$2,360.00	22	Stained timber screen to family/children's activity area	\$4,315.00	38	External lights to side and rear of home (excluding light fittings)	\$290.00
7	2340mm high x 820mm designer cavity sliding door with translucent glazing to powder room	\$500.00	23	TV recess to children's activity area	\$520.00	39	90mm x 18mm painted skirtings to entire home	\$390.00
8	600mm extension to laundry bench and floor cabinets	\$890.00	24	Stained timber screens to each end of IT nook	\$4,315.00	40	Feature mirror to powder room	\$405.00
9	1800mm long overhead cabinets above laundry bench	\$775.00	25	Melamine joinery desk with drawer unit under and feature shelving unit to IT nook	\$2,255.00	41	Two 2340mm high x 820mm wide designer hinged doors with translucent glazing to linen cupboard	\$990.00
10	Raked ceiling option with highlight windows to entry and living	\$16,555.00	26	2340mm high x 920mm designer cavity sliding door with translucent glazing to bathroom	\$940.00	42	2340mm high x 820mm wide designer hinged doors with translucent glazing to laundry	\$500.00
11	Double sided fireplace to living/dining	\$17,115.00	27	Alternate bathroom layout including extended shower recess and extended shower niche	\$765.00	43	Upgraded robe fit-out to bedroom 2, 3 and 4	\$995.00
12	Timber lined bulkhead to living	\$2,245.00	28	900mm grated drain to bathroom shower floor	\$745.00	44	2400mm high white opaque sliding robe doors with polished frames to bedroom 2, 3 and 4	\$335.00
13	Feature fixed panel window to living in lieu of standard	\$305.00	29	Stained timber screen to bedroom 1/ ensuite	\$4,315.00	45	Bank of 3 drawers to bathroom and ensuite vanity units	\$420.00
14	2340mm high x 4300mm wide bi-folding door to dining with brickwork over	\$5,315.00	30	2340mm high x 3200mm wide bi-parting sliding door to bedroom 1 with brickwork over	\$1,590.00	46	Displayed tile selection upgrades are subject to product availability	POA
15	Dropped ceiling feature over kitchen island bench	\$1,170.00	31	Feature recess and bedhead to bedroom 1 wall	\$1,650.00	47	Upgraded brick to entire house	\$10,875.00
16	Upgraded designer kitchen and scullery	\$9,265.00	32	Upgraded walk-in-robe bench, shelf and mirror splashback	\$995.00			



LOOKING FOR SOMETHING DIFFERENT?

Ask us how we can customise another design to create **your** new home.



Head Office

Level 4, 18 Smith Street
Parramatta NSW 2150
1300 246 200

Homeworld Kellyville

75 Gorman Avenue
Kellyville NSW 2155
02 8488 8299

hudsonhomes.com.au

Let's be friends



Hudson Homes Pty Ltd have used their best endeavours to ensure that all details, prices, descriptions and selections within this brochure are true and correct. It is important to note that some items displayed may change subject to availability and an alternate product may be supplied when the displayed product is unavailable or discontinued. The display home includes items which are either not supplied by Hudson Homes or that may incur additional costs such as extra site costs, furniture, window and wall coverings, accessories, light fittings, feature flooring and tile selections, landscaping, upgraded bricks and roof tiles, pavers, BBQ area and other decorative items. Please speak to a Hudson Homes New Home Consultant who is able to provide you with a fixed-price building contract that specifically outlines the fixtures, finishes and features that you will receive. The Hudson Homes Fixed Price Guarantee can only apply to readily accessible land where our site due diligence may be conducted. The Fixed Price Guarantee does not apply to unregistered land, knock-down and rebuild contracts or where we can not readily conduct our site due diligence. Prices quoted are effective from 16th July 2018.