

# FIXED PRICE

## Home and Land Package



Majestic Facade

### Crownlands

Lot 113, Proposed Road,  
Austral NSW 2179

Expected Rego Date: May 2024

# \$1,164,690

Land Size: 342.9m<sup>2</sup>

Land Price: \$740,000

## Iris 18

The Iris is the ideal home for families that require a narrow frontage. Whilst certainly not short on function, this cleverly designed, well-appointed home boasts all the features of its wider counterparts but delivered in a package you would be proud to call home.

3 bedrooms, 2 bathrooms, 1 car space, 174.92m<sup>2</sup> living area

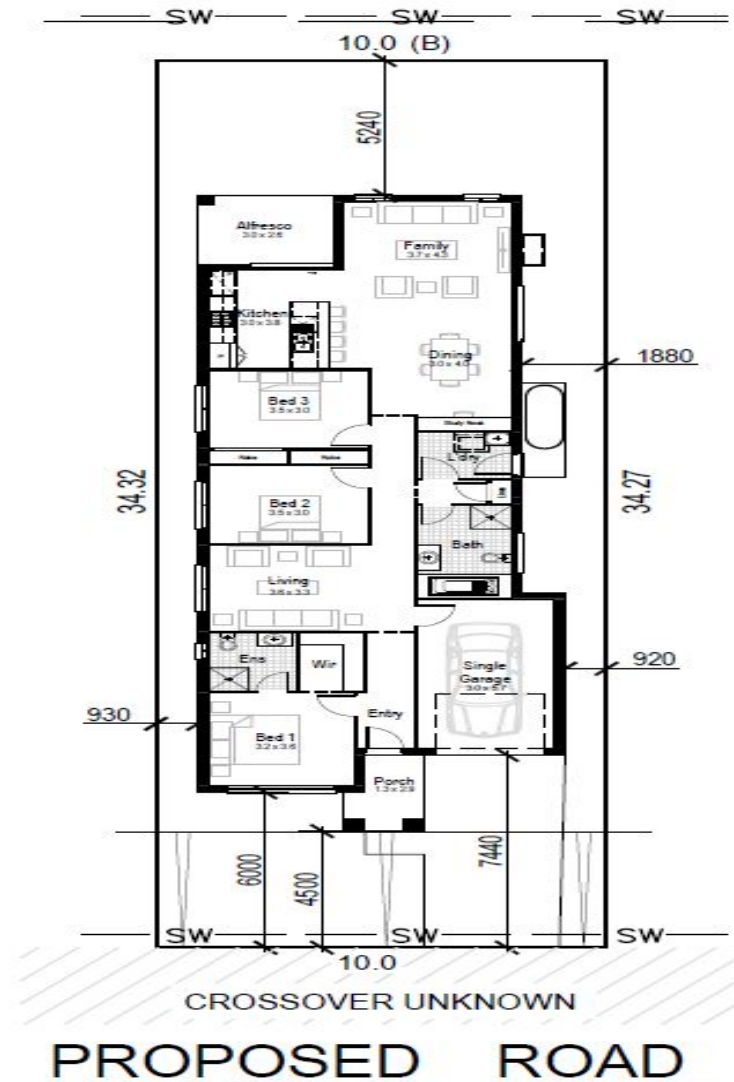
**H1** **H+L** H1: Smart Inclusions Package  
Home + Land: Bonus Bundle  
See next page for details

Living Area	141.34m <sup>2</sup>	Porch	2.43m <sup>2</sup>
Garage	21.43m <sup>2</sup>		
Alfresco	9.72m <sup>2</sup>		



### Our Guarantees


At Hudson Homes we understand the importance of time and money. And since delivering upon our promised to you is at the heart of everything we do, every customer is offered a peace-of-mind and security with our fixed price guarantee and our time frame guarantee.



**H1 H1: Smart Inclusions Package** + **H+L Home + Land: Bonus Bundle**


House facade as nominated  
 Split System A/C  
 Site costs and BASIX  
 Full lined kitchen cabinetry with overhead cupboards and bulkhead  
 Westinghouse stainless steel cooktop and oven  
 Westinghouse recirculating pull-out rangehood  
 Contemporary floating style bathroom vanity units  
 Ceramic tiles to all bathrooms and laundry  
 Tiling to entry, family, kitchen and meals areas  
 Carpet to all other internal areas  
 Taubmans Endure paint system to ceilings and walls  
 Automatic Colorbond garage door with 2 remotes  
 Oyster style light fittings throughout  
 Fully finished tiled outdoor alfresco  
 Slimline water tank

20mm Stone benchtops to Kitchen  
 2590mm ceiling heights (Ground Floor Only)  
 Night / Day ducted Air Conditioning  
 Coloured concrete driveway  
 Laminated Floors to Entry / Hall / Kitchen and Living areas  
 Dishwasher  
 Microwave  
 Ducted Rangehood  
 900mm wide Appliances



**SPECTRUM DESIGN STUDIO**

**COMPLIMENTARY SESSION**  
 Includes a free personal consultation with a professional interior designer



**EXCLUSIVELY WITH THIS PACKAGE**  
 Luxury items bundled together for even more great value

No Other Bonus Packages Applicable to H&L Packages