

# HUDSON HOMES

## Home and Land Package



CLASSIC PLUS

### MARION ESTATE - THIRLMERE

Lot 45 Road 2 Marion Estate Thirlmere  
NSW 2572

Starting From

# \$940,900

Land Size: 454.0 m<sup>2</sup> Land Price: \$550,000

 4  2  2  206.28 m<sup>2</sup>

## AUBURN 22

The Auburn is a practical family home where the main living hub is at the very heart of the home. The cleverly separated living/ media room creates the perfect space for the family to come together and enjoy a movie.



### H1: Smart Inclusions Package

Home + Land: Bonus

See next page for details

|              |        |
|--------------|--------|
| House Length | 19.07m |
| Garage       | 11.27m |
| Living Area  | 159.49 |
| Garage       | 34.16  |
| Alfresco     | 10.86  |
| Porch        | 2.11   |

### Our Guarantees

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



03-12-2025

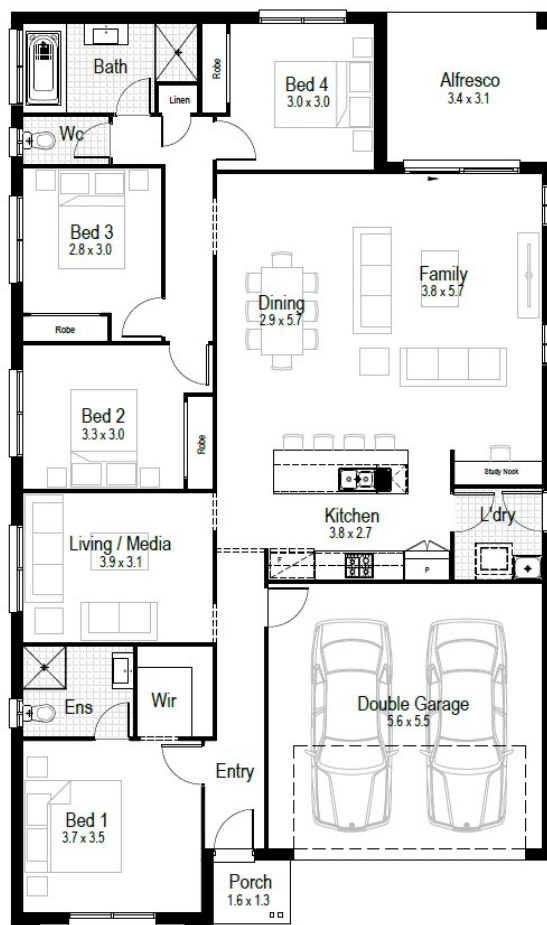
**ENQUIRE NOW**

AARON MARTIN

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Indicative only



**SPECTRUM**  
DESIGN STUDIO

### COMPLIMENTARY CONSULTATION

Includes a free personal  
home consultation with  
a professional designer

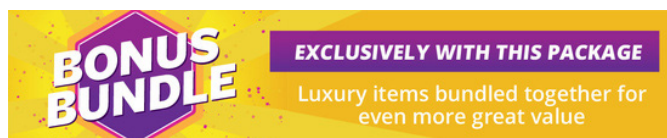
## H1 H1: Smart Inclusions Package

- House facade as nominated
- Split System A/C
- Site costs and BASIX requirements
- Full lined kitchen cabinetry with overhead cupboards and bulkhead
- Laminate bench tops with rolled edge finish
- QUALITY appliances - stainless steel oven and cooktop, recirculating slide-out rangehood & dishwasher
- Contemporary floating style bathroom vanity and mirror, tiled splashback & 1675mm acrylic bathtub
- Sliding doors to built-in wardrobes
- Ceramic tiles to bathrooms, laundry, entry, family, kitchen and meal areas
- Carpet to all other internal areas
- 2440mm ceiling heights for single storey
- 2590mm ceiling heights for double storey (Ground floor only)
- Paint system to ceilings and walls
- Automatic garage door with 2 remotes
- Oyster style light fittings throughout
- Fully finished tiled outdoor alfresco
- Slimline water tank



## Home + Land: Bonus Bundle

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



No Other Bonus Packages Applicable to H&L Packages



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Terms and conditions apply. Images are indicative only. Floor plans based on Classic facade and will adjust for alternatives. Standard included site costs are for a cleared residential site up to 450m2, with up to 1 metre fall across the building platform, M class slab and with all services available at site boundaries (excludes battle-axe and rural sites). Home and Land packages are subject to developer design and statutory authorities' approval. Additional allowances may be required for an individual lots or housing estates. Package pricing does not include stamp duty, legal fees or other costs that may be incurred with the purchase of land. Photographs and other images used within marketing material may show fixtures, fittings or finishes which are not supplied by Hudson Homes, or which are only available in some designs or when selected as additional upgrades. Please speak to a Hudson Homes New Home Consultant who is able to provide a building contract that specifically outlines the fixtures, finishes and features that you will receive, and selections from the builder's standard range. Hudson Homes agrees to complete construction of the home on time as specified in the signed HIA agreement (subject to any inclement weather, holiday period closure or other permissible time extensions that are beyond our control). Hudson Homes reserves the right to alter any advertised price without notice. Other promotional offers by Hudson Homes are not applicable unless specified. All plans and images are copyright of Hudson Homes Pty Ltd ABN 92 623 431 685, Builders Lic: 15078318