

# STOP PAYING **TOO MUCH**



**SMITHS LANE**

## FIXED PRICE HOUSE & LAND

# \$701,050\*

FIRST HOME BUYERS PRICE **\$691,050<sup>^</sup>**

Price includes standard floorplan with H1 facade.

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

**a FOUR**



**17.91 sqs | 166.38m<sup>2</sup>**

Lot 2841, Monocot Ave Clyde North

Land Size: **350m<sup>2</sup>**

### INCLUSIONS

- 7 Star Energy rating compliant to the standard from and best house orientation<sup>§</sup>
- Double glazed windows<sup>†</sup>
- 4kw solar system (design specific)
- Fixed site costs and connections
- 900mm appliances
- Round Back to Wall Freestanding Bath
- Colorbond roof
- 25-year structural guarantee
- Council & developer requirements



Chloe Amolo  
0425 809 385  
chloe.amolo@8homes.com.au

\*Price is based on the standard floorplan and façade shown. Eight homes reserve the right to change prices/promotions without notification. Subject to developer's design review panel final approval. Package price is based on builder's preferred siting. Images are for illustrative purposes and are to be used as a guide only. Eight Homes does not provide furniture décor, landscaping and decking. Please refer to the house and land inclusions and house specific working drawings for all details. <sup>§</sup>Speak to your Sales Consultant for further information on how your home best suits your block and how changes may impact your energy rating. <sup>†</sup>Double glazed windows apply to standard Eight Homes floorplans and facades. Changes/upgrades to floorplan, façade or windows (including size changes, additional windows) may incur an additional cost. <sup>^</sup>Available to first home buyers eligible for the state government First Homeowners Grant. For details visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) Eight Homes DBU 1994