

# Henley

## Emperor 41 (41.22sq)

### \$747,849\* Fixed Price

Broadway Facade



Façade colours & materials shown may not be available due to land estate design guidelines. Refer to your Henley New Home Consultant for clarification. Price excludes timber windows if shown, extent of landscaping, decking, planterbox & decorative lights or any change required by developer to facade.

**Annadale**  
**MICKLEHAM**  
Lot No. 233 (670m<sup>2</sup>)

## House and Land *Inclusions*

Fixed site costs<sup>^</sup>

Carpet and timber look flooring~

Front landscaping, driveway and pergola

Stainless Steel 900mm SMEG Appliances  
Inc. Dishwasher (600mm)

20mm Caesarstone benchtops  
throughout (Exc. Laundry)

Double Glazed Windows+

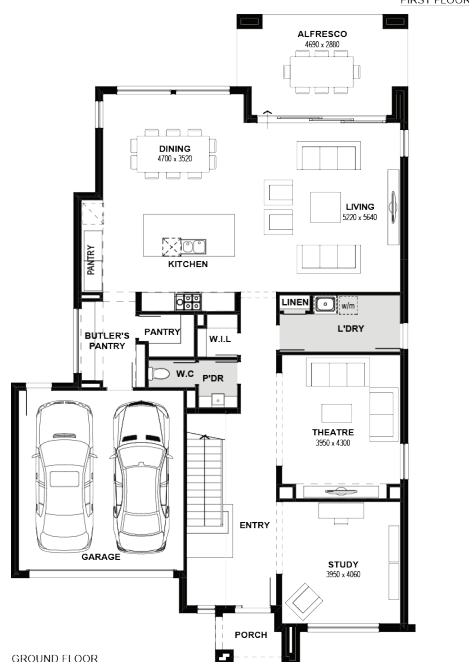
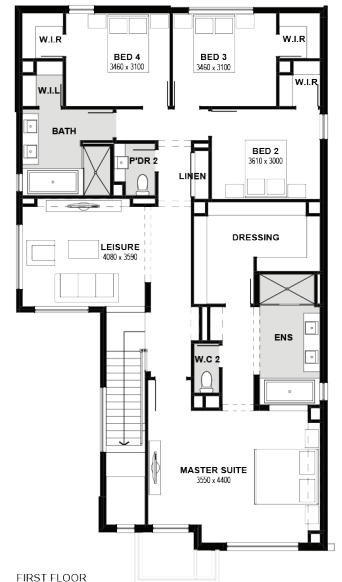
Estate Guidelines#

## NEW HOME ADVANTAGE

Now included

Henley St Claire  
9 Davenport Crescent  
WOLLERT, VIC

Hours 11:00am — 5.30pm  
Phone (03) 8306 6000  
henley.com.au



\*Home price based on a standard home, standard inclusions, Henley's preferred siting and Henley's preferred building surveyor. The price does not include additional costs should land titles be delayed, any allowance for bushfire requirements, or any changes required by Developer which are discretionary or cannot be identified from Estate Guidelines at the time of pricing. <sup>^</sup>Fixed site costs do not include costs associated with footing probes where required and costs resulting from the probe. Fixed site costs are offered on the proviso that the Developer provides (1) level 1 compaction report for the lot that is no more than 24 months old (2) a survey of land that matches the land engineering submitted to Henley with the fixed site cost application. -Flooring supplied is Category 1 Carpet, and Category 1A Nordic Timber Laminate as per Floor Covering Layout available from your Sales Consultant. +Double glazed windows excludes all doors (entry doors, stacker doors, bi-fold doors, sliding doors and half-light/ full light laundry doors, all door frames (sidelights), butt jointed corner windows and picture windows to living areas. Allowance for Estate Guidelines# is based on items that can be identified in the Estate Guidelines at the time of fixing price and does not include discretionary items. Internal stock images may be used when actual image for the design is not available. Photography and illustrations to be used as a guide. Additional cost fixtures & fittings may be shown.