

# Henley *Essence*

*Nova 19* (19.71sq)

**\$548,989\*** Fixed Price

Claire Facade



Facade colours and materials shown may not be available due to land estate design guidelines. Refer to your Henley new home consultant for clarification. Price excludes tiles, stone and/or full render to facade treatment if shown, timber windows, landscaping, fencing, driveway, decking, planter box and decorative lights or any change required by Developer to facade.

**Albright**  
**TRUGANINA**  
 Lot No. 875 (350m<sup>2</sup>)

## House and Land *Inclusions*

Fixed Site Costs<sup>^</sup>

Carpet and Timber Look Flooring~

Colorbond® or Tiled Roof

Aluminium Stacker Door to Alfresco

Double Glazed Windows+

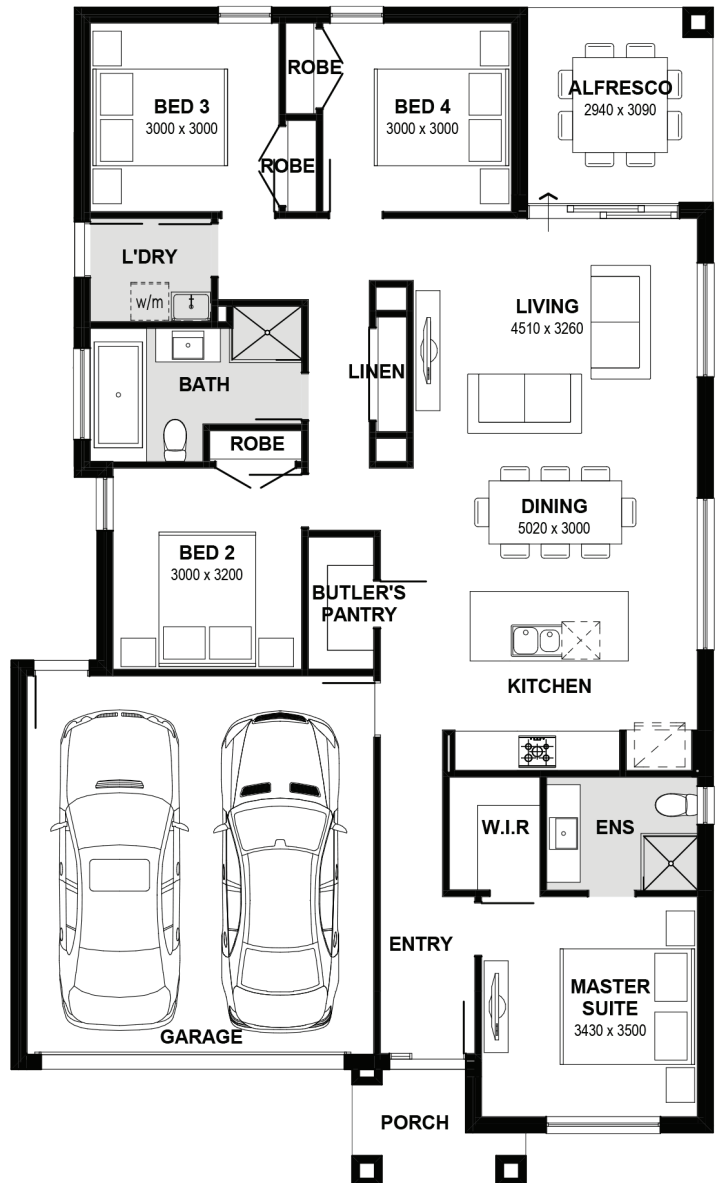
Grand Island Benchtops

Entertainers Kitchen Pack

Bathroom Bliss Pack

Estate Guidelines#

VILLAWOOD PAYS YOUR  
**BUILDER DEPOSIT**  
 UP TO  
**\$25K**  
 Get into your new home faster!



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 POINT COOK, VIC

Hours 11:00am — 5.30pm  
 Phone (03) 8306 6011  
[henley.com.au](http://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. \*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. +Double glazed windows excludes all doors, 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. \*Promotion terms and conditions are at [www.villawoodproperties.com.au](http://www.villawoodproperties.com.au)