

# New House & Land Package

Final facade & eaves subject to developer requirements.  
COLORBOND roof included but not illustrated.



STARLUXE Upgrade Package

## BRIGHT

Lot 113 Baird St

Willows Estate  
YARRAWONGA, VIC 3730

# \$705,900



## Sundancer Homes



4



2



2

REGIONAL Ref I13L306KH399.9K AUG 2024

INCLUSIONS Ref: REG2024c STARLUXE Ref: JAN 2024

### BIGGER BETTER INCLUSIONS

- LIFETIME Structural Guarantee
- Site Works Upgrade package
- 7 Star Energy Efficiency Compliance
- FREE 3KW Solar Power package
- Electric Vehicle Charging Provision to Garage
- Coloured Concrete Driveway Curb to Garage
- Alarm System with keypad, sensors, sirens and strobe
- Tile and Carpet Flooring package
- Polytec Soft Close Kitchen Doors and Panels
- 20mm Stone Tops to All Vanities with above counter basins
- LED Downlight Package
- Colorbond Roof
- **And Much More!**

### STARLUXE Package

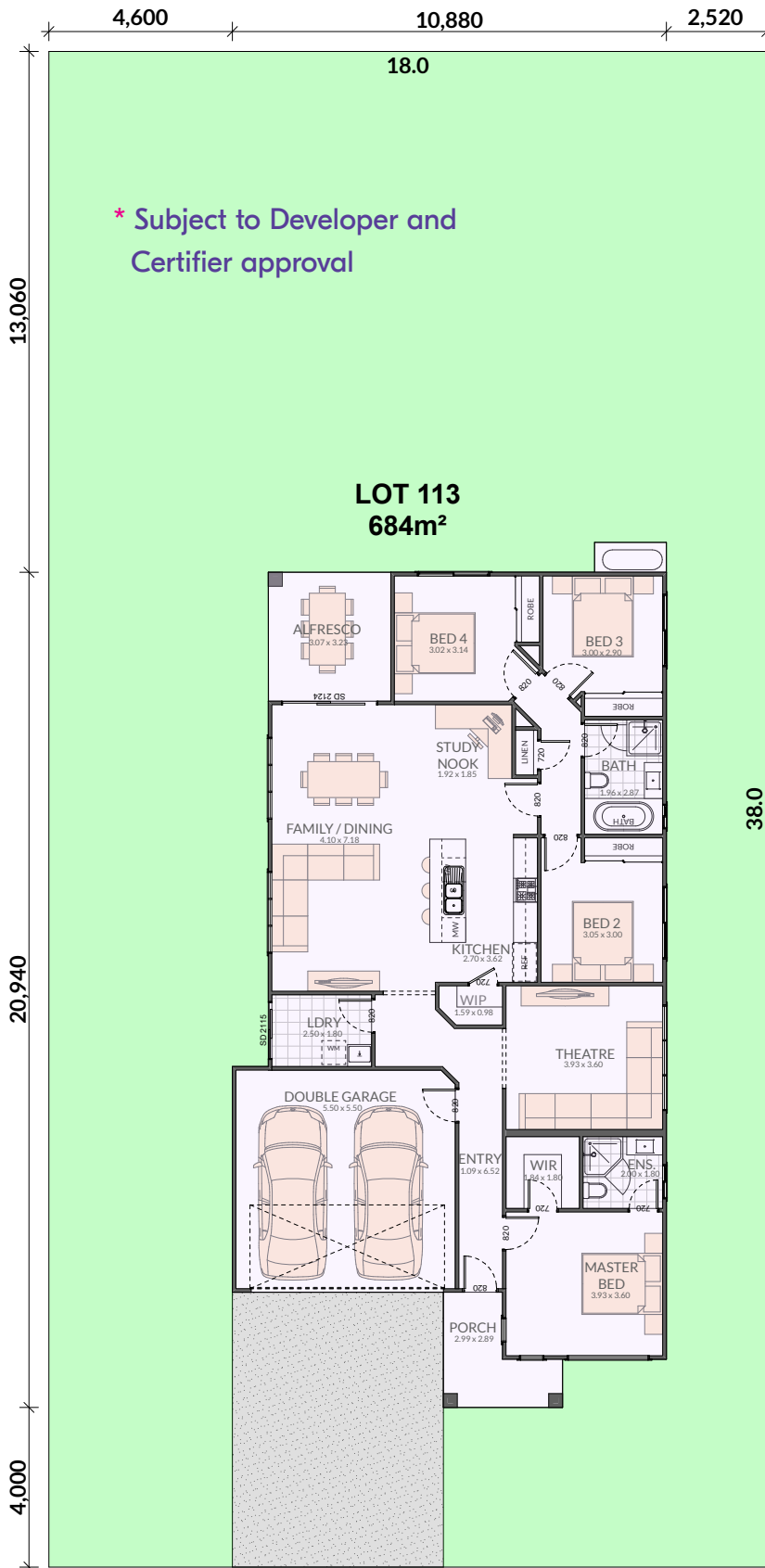
Extra \$40,000 of upgrades included!

- ✓ Ducted Air Conditioning
- ✓ 2700mm High Ceilings to GF
- ✓ 900mm Steel Kitchen Appliances
- ✓ 40mm Stone Kitchen Benchtop
- ✓ 3 Sliding Door
- ✓ Freestanding Bathtub
- ✓ Upgraded Vanity Cabinets in All Bathrooms
- ✓ Double Powerpoints to All Rooms
- ✓ Back to Wall Toilets
- ✓ Freestanding Dishwasher
- ✓ Upgraded Front Door

Call Heidi 0407 237 101  
[Sundancerhomes.com.au](https://www.sundancerhomes.com.au)

Price is correct as at time of print only, the builder reserves the right to withdraw this offer at any time without notice before deposit. Please note that changes to the design are not permitted. Façade image to be used as a guide only.

# LIFETIME STRUCTURAL GUARANTEE



**We're here to help!**  
Please call Heidi  
0407 237 101

**HOUSE DIMENSIONS**  
**WIDTH: 10.88m** **DEPTH: 19.73m**

AREAS	
GROUND FLOOR	158.64
GARAGE	33.11
PORCH	5.79
ALFRESCO	10.28
	<b>207.83m<sup>2</sup></b>
<b>SQUARES</b>	<b>22.4</b>

Price is correct as at time of print only, the builder reserves the right to withdraw this offer at any time without notice before deposit. Images & designs are guides only. This offer & design is subject to certifier and the developers estate guidelines approval of plans. Eaves subject to individual developer & certifier requirements. Planter boxes, feature planting, external works and facade lighting not included. 1.3m max crossfall. The design for this Home & Land Package may have been selected in consultation with the Land Developer. Changes that are deemed by the builder or developer as detrimental to the finished appearance of the façade or the internal layout may not be permitted. See our consultants for more detailed information regarding this package. Price excludes costs of your land conveyancing, lender fees and stamp duty..