

# Fixed Price \$1,106,266

## Lyla 352-D38

Lot 713 Bausch Street | Alira Estate, BERWICK

Lot size: 448 sqm | House size: 37.87 sq



**HOUSE & LAND PACKAGE**



### INCLUSIONS

Concrete roof tiles

20mm Caesarstone benchtops to Kitchen, Ensuite and Bathroom in a choice of 10 colours

2570mm high ceilings to single storeys and ground floor of double storeys

900mm SMEG appliances

Stiebel-Eltron Hot Water Heat Pump

Walk in Pantry

Carpet and Timber look flooring~

Double glazed windows+

Estate guideline requirements included

### Spend It Your Way

**Upgrades  
Included**

**Speak to your New Home Consultant**

# Henley

Berwick Waters Estate  
Ph: 8306 6070 | [henley.com.au](http://henley.com.au)

# Lyla 352-D38 (37.87sq)

4 BEDS 2 BATHS 2 GARAGE



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^^Based on land price provided by Developer as of April 2024. Henley does not have authority to negotiate land sale. Land is sold separately by Developer. All land enquiries to be made direct to Developer. Home price based on a standard home, standard inclusions, Henley's preferred siting and preferred building surveyor. Home price does not include additional costs for delay in land titles, or any allowance for bushfire requirements. -Flooring is Category 1 Carpet, and Category 1A Nordic Timber Laminate; +Double glazed windows excludes all doors, 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 by Developer. House dimensions are for base floorplan and do not take into consideration any structural options chosen. Talk to your New Home Consultant to find out what upgrade amount was included for this package as they differ per house type. Images may show Caesarstone® benchtops which are not available due to a Government ban on engineered stone containing silica. Please speak to your New Home Consultant for options available at the time you pay a deposit. All plans are copyright, no part may be used, reproduced or copied by any means or in any form without the prior permission of Henley Arch Pty Ltd. Henley Arch Pty Ltd Reg No: CDB-U 49972

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