

Havana 32 Arcadia façade.
Package from \$776,000



Lot 30 Swift Street,
Strathfieldsaye,
Emu Rise Estate

Land size: 576m²

Home Size: 294.32m²

- Stunning façade included
- Double glazed thermally broken awning windows
- Quality floor coverings throughout
- 2550mm high ceilings to ground floor
- LED downlights to entry, kitchen and living
- Soft closers to all kitchen, laundry, vanity drawers and doors
- ILVE 900mm wide oven, cooktop and rangehood
- 40mm Caesarstone kitchen benchtops
- 20mm Caesarstone to bathroom benchtops
- Quality Caroma basins and tapware
- Overhead cupboards adjacent to rangehood
- Tiled splashback
- 7-Star Energy rating
- 25 Year Structural Guarantee
- 12 Year Maintenance



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Price based on floor plan shown and on builder's preferred siting. Floor plan depicts a modern facade shown and included in price. Image used is an artist impression for illustrative purposes only and may show non-innovative items not included in the price shown including paint, fencing, landscaping, coach lights and furnishings. The price is based on developer supplied engineering plans and plans of subdivision and final pricing may vary if actual site conditions differ to those shown in these developer supplied documents. Block and building dimensions may vary from the illustration and the details shown. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land. Additions to the contract may be required in order to comply with the relevant legislation and the applicable regulatory requirements. Further terms and conditions apply to this offer. Further terms and conditions apply to this offer in conjunction with respect to the price, for the full terms and conditions please visit <http://www.poutouepoues.com.au/disclaimer>.

