



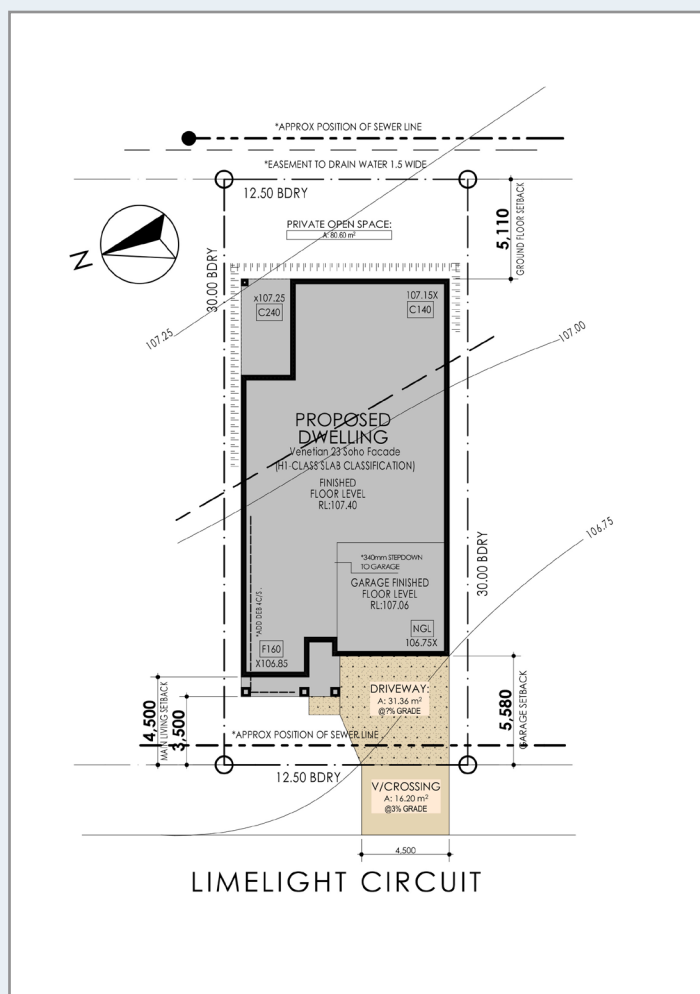
## SOHO FAÇADE



\* Façade excludes External lighting, landscaping, fencing, decking, retaining walls, external steps

Lot 538 Limelight Circuit GREGORY HILLS

**PRICE \$685,490\***



## MIO INCLUSIONS

- ✓ Front Patio plain concrete slab including tiles from Fowler Homes standard range \$25 per sqm allowance
- ✓ Frames and trusses to Australian standard AS1684
- ✓ Hyne T2 blue termite protected structural blue pine framing and roof trusses with 25 year guarantee
- ✓ Aluminum Sliding Windows and door/s with keyed locks
- ✓ Aluminium sliding stacker doors on selected designs
- ✓ Translucent glazing to bathrooms excluding front elevations
- ✓ Austral bricks - Fowler Homes Category 1 range for a brick veneer construction
- ✓ Off white mortar
- ✓ Bristle "Classic Range" flat profile concrete roof tiles
- ✓ 450mm wide eaves on selected facades
- ✓ Heavy duty sarking under tiled roofs
- ✓ Powder Coated Aluminium handrail 12mm vertical balusters to double storey balconies if applicable
- ✓ Colorbond fascia, gutters & 90mm round PVC painted downpipes
- ✓ Painted finish to all timberwork
- ✓ Horizontal 325mm wide stria board cladding to all lightweight areas. (first floor elevations)

**FIXED  
PRICE**

See our inclusions brochures for full details on all Fowler Homes inclusion packages.\*



# HOUSE & LAND



Lot 538 Limelight Circuit GREGORY HILLS

**PRICE \$685,490\***

## VENETIAN 23

TOTAL AREA – 216.56 sqm<sup>2</sup>

 **4**  **2**  **2**



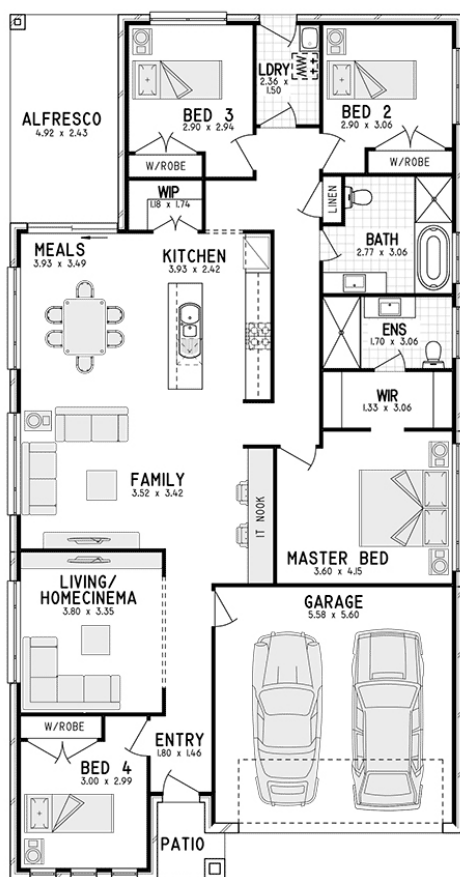
## LOT 538

LIMELIGHT CIRCUIT GREGORY HILLS

LAND SIZE: 375 sqm

HOUSE WIDTH: 10.670 m

HOUSE DEPTH: 20.390 m



For further details contact

**1800 606 675**

or visit your nearest  
Fowler Homes Display Centre

**HOMEWORLD KELLYVILLE**

Cardell Rd (off Windsor Rd), Kellyville

**ORAN PARK**

Cnr of Moffat St & Bond St, Oran Park

**GREGORY HILLS**

Village Cct, Gregory Hills

\*Note: Package prices are based on floor plan as shown, facades are in face brick and MIO inclusions (excludes applied finishes, colourbond roof, cedar cladding if shown), Pricing of land may be subject to developer price list at time of purchase, land is owned by developer and is subject to availability. Purchaser to exchange on the land with developer enter into a building contract with the builder (Fowler Homes) simultaneously and progress payments at designated stages. Fixed price house and land packages may be subject to estate design review panel, Council final approval, land registration in addition to Fowler Homes procedure of purchase. Price freeze on unregistered land for 9 months is valid from deposit on package. All prices are GST inclusive. Fowler Homes reserve the right to change prices without notice. Start date is subject to client, developers and Council meeting time frames including but not limited to land registration, amount of client variations/alterations and acceptance of quotation and building contract. Package excludes: Stamp Duty on land (if applicable), Council Bonds (reimbursed to owner on completion), fences, landscaping, retaining walls & window coverings. For full details of this offer please speak to your Fowler Homes sales consultant. Images are for illustration purposes only. Copy right of plans are the property of Fowler Homes and cannot be used or altered without written consent from Fowler Homes. E&OE. Fowler Homes Pty Ltd ABN 89 066 046 366 Builders License number 113647C. Effective as at 2nd September 2016.

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