

TRIBECA

EDMONDSON PARK. NSW.

Lot 211 - Barbarrosa Road, Edmondson Park , NSW 2174



Artist's impression

CROATIA
AVENUE
ESTATE

HOUSE & LAND
\$912,930 FIXED
PRICE

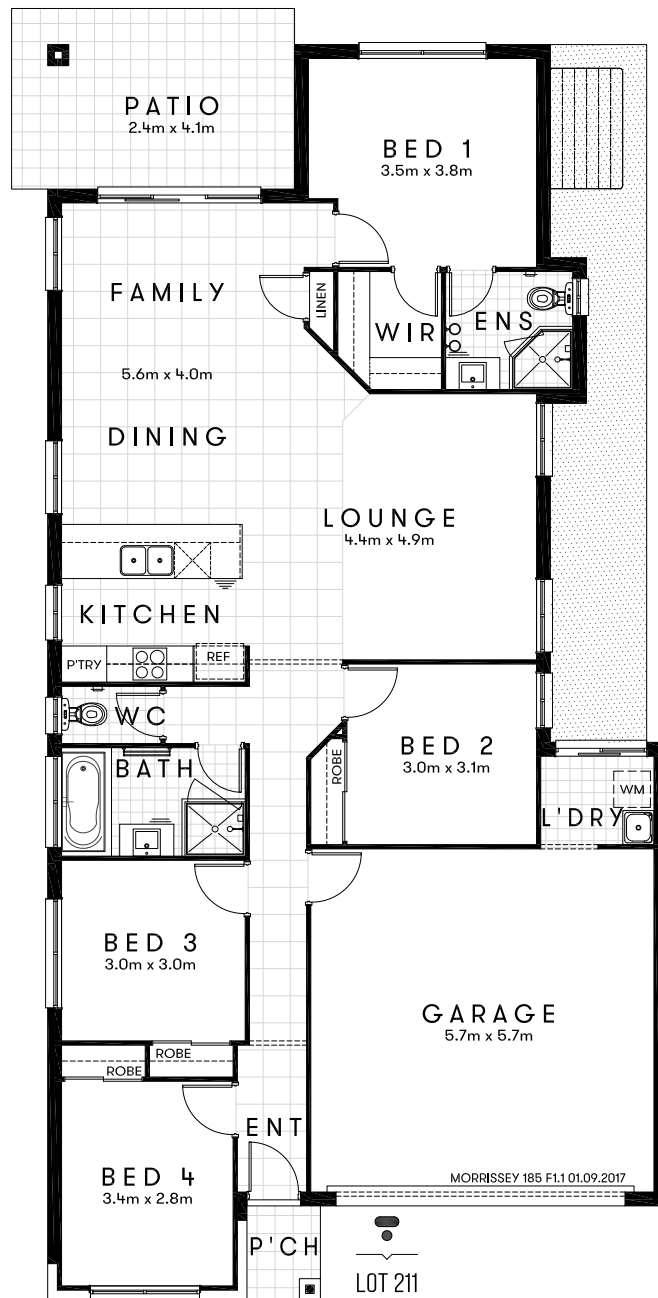


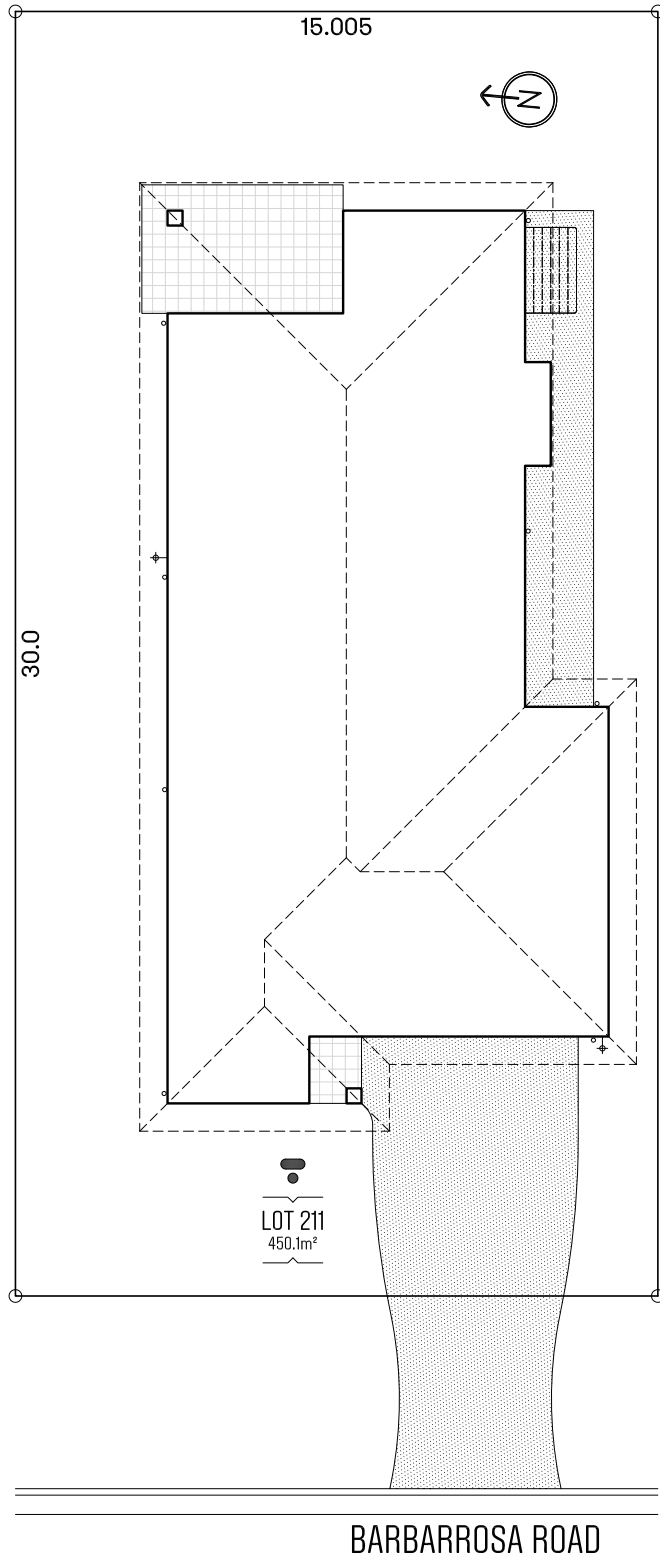
Approx. House Area 185m²
Land Area 450m²

House Price \$314,980
Land Price \$597,950

TRIBECA

Design Morrissey 185 F1.1 Approx. House Area 185m²
Land Area 450m² House Price \$314,980 Land Price \$597,950





HOME OVERVIEW

Design Morrissey 185 F1.1
Approx. House Area 185m²
Land Area 450m²
House Price \$314,980
Land Price \$597,950

QUALITY INCLUSIONS

- Fixed site costs, no surprises
- Fully ducted air-conditioning
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
- Carpeted and tiled throughout
- Superior fittings and fixtures
- Under-mount sink to kitchen
- Floating vanities to bathroom and ensuite
- Niches to bathroom and ensuite showers
- Flyscreens to windows, security screens to external doors
- Blinds throughout
- Covered alfresco
- Turfed and landscaped
- Colour through concrete driveway and pathways
- Fully fenced
- Clothesline & letterbox
- 3 coat paint system
- All homes include BASIX requirements
- Professionally selected external and internal colours and materials

TRIBECA HOME INCLUSIONS

Tribeca's fixed price
House & Land packages
that are ready to move into
straight away, with
no hidden or extra costs.

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing



6 star rated
energy efficiency



Statutory 7 year
structural warranty



Complete Settlement
Process guidance



Customer Service
& progress updates



Professional
colour selection



Ducted air
conditioning



Independent final
building inspection



Minimum six month
defect liability period



ASK ABOUT OUR
NEW
IMPROVED STANDARD
INCLUSIONS

NEW STANDARD INCLUSIONS

Tribeca is committed to continuous improvement in our designs and product.

We have improved our already fantastic standard inclusions to now feature multiple improvements, making your Tribeca home or investment unmatched in quality at no extra cost.



OUR NEW IMPROVED STANDARD INCLUSIONS

Our new improved standard specifications include:

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- New Handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Colour through concrete driveways

OUR DIFFERENCE IS SEEN IN
THE MOST OBVIOUS PLACES,
BUT ALSO THE SMALLER ONES.

