

# \$600,400

## House & Land Package

# Neo 12 - 3



## Lot 244 Horizon | Marsden Park by Rawson Communities Estate

Lot size 270m<sup>2</sup> (14.2m x 18.8m)

3 bed

1 bath

1 car

12.1  
SQ

### Core Inclusions:

- Urban facade
- Fixed Site Costs
- Coloured Concrete Driveway & Path
- Carpet to Bedrooms & Tiles to living areas
- 60cm Westinghouse Appliances
- Mirrored Sliding Robes
- Downlight Package to Kitchen/Living Area
- Overhead Cabinetry to Kitchen
- 3 Coat Paint System
- Sectional Garage Door including Remote
- Colorbond Roof including Anticon Blanket
- Engineered Steel Frames & Trusses

### Package inclusions Neo 12 - 3 with Urban façade

The home you can't afford at a price you can!

The Neo is an innovative design that is perfect for the first home buyer wanting to get their foot in the door. With 3 generous bedrooms and the flexibility of open plan living this design ticks all the boxes.

Your full financial needs and requirements need to be assessed prior to any offer or acceptance of a loan product.

## BUILD SMART

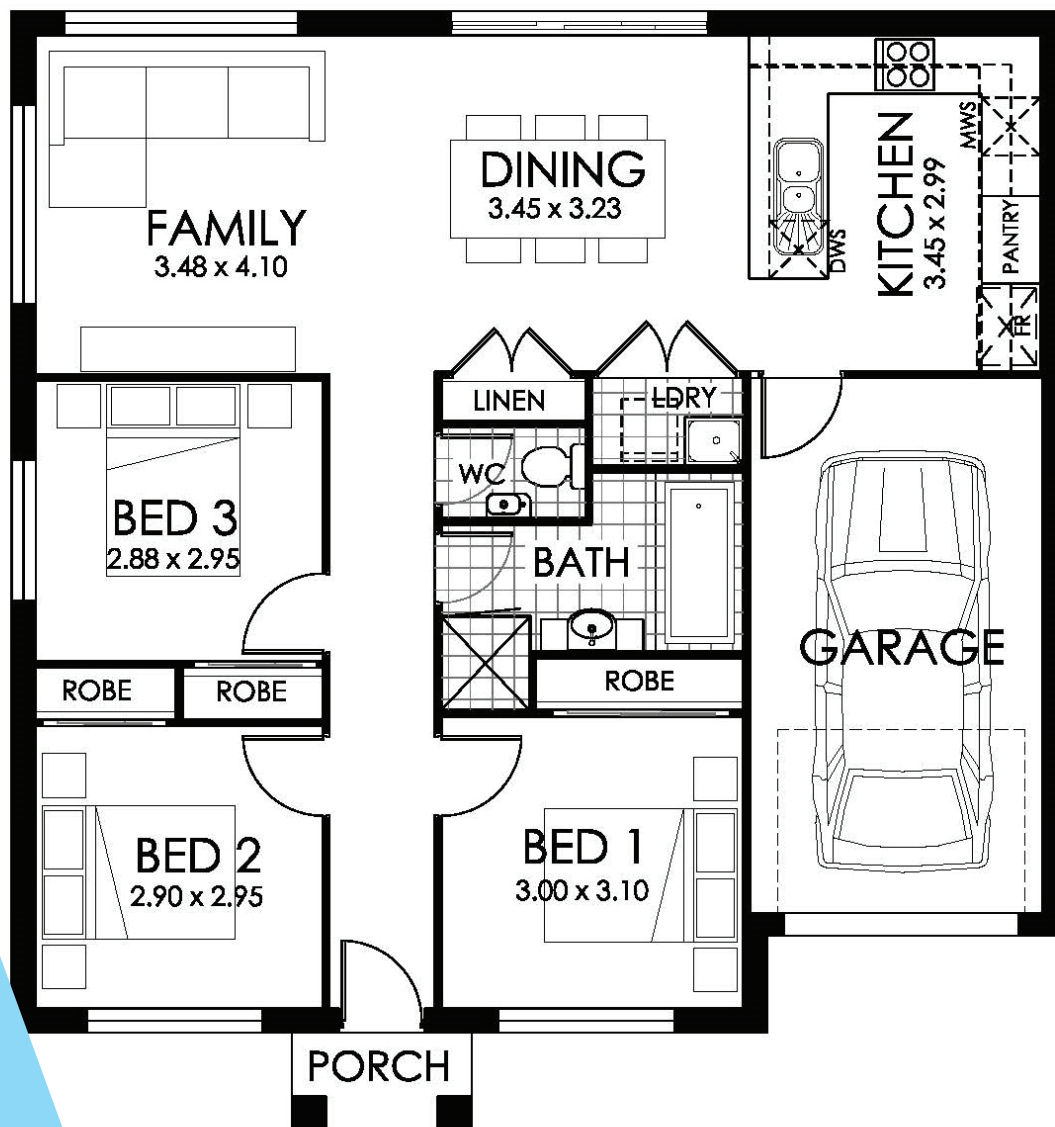
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# Thrive Homes

# Lot 244 Horizon | Marsden Park by Rawson Communities Estate

## MARSDEN PARK

Living	92.09m <sup>2</sup>
Garage	18.47m <sup>2</sup>
Porch	1.85m <sup>2</sup>
Alfresco	0.0m <sup>2</sup>
Total	112.41m <sup>2</sup>
Overall Width	10.82m
Overall Length	11.5m



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Thrive Homes

Disclaimer: Site costs are fixed for all lots with up to 1m of fall across the site and soil classification for 7M? class slabs and does not cover costs incurred if rock is found on any lots. House & land packages are subject to availability, developer's design review panel & statutory approval. Price will be determined upon tender request for individual lots and may vary due to site conditions, bushfire & acoustic requirements and statutory authority requirements. Packages may change as a result of variations to the inclusions or specifications required by the purchaser. Packages do not include stamp duty, legal fees or any other costs incurred associated to the purchase. Whilst every effort is made to provide accurate information, images are for illustrative purposes and intended to provide a visual guide only. All house & land packages are subject to developer approval. Thrive Homes gives no warranty in relation to the lot, the estates, the area, future facilities or developments in or surrounding estates it packages homes in. Thrive Homes is responsible for the building contract for the construction of the home only. Customers will be required to enter into a separate contract for the purchase of the land component of the package with the relevant developer and must rely on their own enquiries about the lot. Where Thrive Homes is not a related entity to the land developer, purchasers will be referred to the developer's agent to enquire and negotiate the purchase of the land. Refer to individual contracts for final details and full terms and conditions. Thrive Homes reserves the right to withdraw any house & land package at any time or if the land or home becomes unavailable or is sold. Details are correct at time of printing and are subject to change without notice or obligation.