

TRIBECA

# MARSDEN PARK. NSW.

**Lot 1079** - New Road No.10, Marsden Park, NSW 2765



Artist's impression

CLYDESDALE  
ESTATE

HOUSE & LAND  
**\$698,980** FIXED  
PRICE

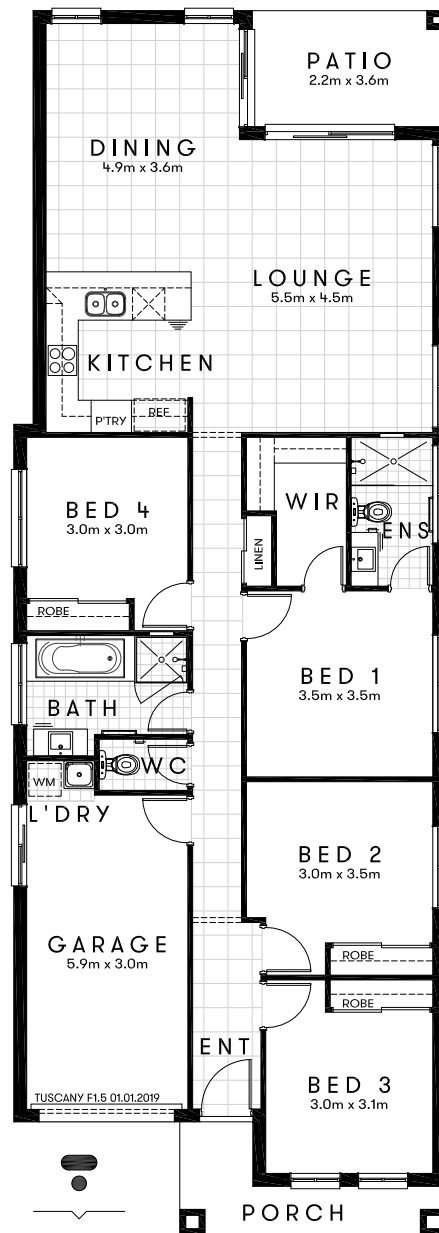


Approx. House Area 171m<sup>2</sup>  
Land Area 303m<sup>2</sup>

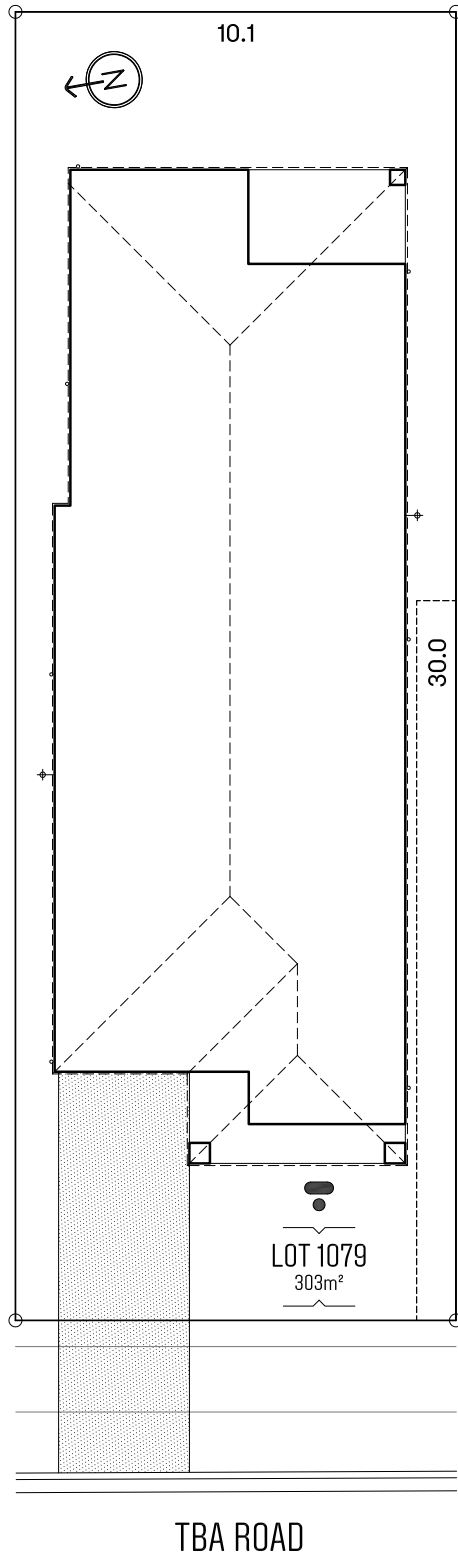
House Price \$289,980  
Land Price \$409,000

# TRIBECA

Design Tuscany F1.5 Approx. House Area 171m<sup>2</sup>  
Land Area 303m<sup>2</sup> House Price \$289,980 Land Price \$409,000



LOT 1079



## HOME OVERVIEW

**Design** Tuscany F1.5

**Approx. House Area** 171m<sup>2</sup>

**Land Area** 303m<sup>2</sup>

**House Price** \$289,980

**Land Price** \$409,000

## PREMIUM INCLUSIONS

- Fixed site costs, no surprises
- Reverse cycle split system air conditioner to main living area and master bedroom
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Under-mount sink to kitchen
- Quality stainless steel appliances with 5 year warranty
- Carpeted and tiled throughout
- Superior fittings and fixtures
- Floating vanities to bathroom and ensuite on applicable plans
- Niches to bathroom and ensuite showers
- Flyscreens provided to all windows  
quality roller blinds throughout
- Covered alfresco with fan on applicable plans
- Generously turfed and landscaped
- Rainwater tank to toilets, cold washing machine & 1 garden tap
- Colour through concrete driveway
- Fully fenced
- Clothesline & letterbox
- 3 coat paint system
- All homes include BASIX requirements
- Professionally selected external and internal colours and materials



# TRIBECA PREMIUM 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



Air Conditioning



7 Year Structural Warranty



Complete Settlement Process Guidance



Customer Service & Progress Updates



Professional Colour Selection



Premium Inclusions



BASIX Rated Energy Efficiency



Six Month Defect Liability Period



Upgrade Options Available



Turn-key Fixed Price Packages



# PREMIUM 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 PREMIUM STANDARD INCLUSIONS

### Our enhanced standard specifications include:

- Generous planting to the landscaping
- Plentiful LED down lights across the home and the outdoor alfresco areas
- Two double powerpoints to each room
- Handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Air conditioning to main living area and master bedroom

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



TRIBECA

FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 4,500 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

**We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.**



FUTURES.



REIMAGINED.

TRIBECA.COM.AU

**Disclaimer:** This brochure is a publication of Tribeca Capital Pty Limited. Purchasers should make their own enquiries to satisfy their decisions. Tribeca and its appointed marketing agents disclaim all liability should any information or matter in this brochure differ from the contract of sale or the actual constructed development. All contact details shown are for professional communication purposes only. To the best of our knowledge, no relevant information has been omitted or misrepresented. Photographs and artist's impressions are illustrative only and all information is correct at the time of printing. All reasonable care has been taken in the preparation of this brochure. Tribeca Homes Pty Ltd, ABN 84129932243. Tribeca Homes (VIC) Pty Ltd, ABN 21151370160. Building Licence NSW 219619C. Published Nov 2019.