

# House & Land Package

House price starting from  
**\$555,500\***



Conventional Facade

## Fern 33 Glenmore Park (Highland Views Estate)

Package starting from  
**\$1,315,500\***

**Block Size / 350.00m<sup>2</sup>**

### Full Package Inclusions

- Stone benchtops to kitchen
- Kleenmaid appliances includes microwave oven & dishwasher
- Polyurethane kitchen with soft close doors & drawers
- Polyurethane floating wall hung vanities with moulded tops
- Caroma toilets & Fienza tapware
- Full wall tiling to bath & ensuite
- Ceramic floor tiling & carpets
- High ceilings throughout
- Ducted reverse air conditioning
- NBN, alarm & intercom systems

TERMS & CONDITIONS: Hartley Homes reserve the right to amend inclusions, specifications or suppliers at any time without prior notice. Package prices are based on standard home, standard facade & builders preferred siting. House price package may be subject to developers design review panel, council final approval & Hartley Homes procedure of purchase. Pricing may vary due to actual land availability. Please contact Hartley Homes directly for further information regarding pricing. This design & illustration remains the property of Hartley Homes & may not be reproduced on whole or in part without written consent. MVM Constructions Pty Ltd t/a Hartley Homes. Builders licence number 343244C.



**4** **3** **2**

### Area Calculations

Living Area	237.60m <sup>2</sup>
D/Garage Area	34.42m <sup>2</sup>
Portico Area	7.45m <sup>2</sup>
Alfresco Area	25.59m <sup>2</sup>
<b>Total Area</b>	<b>305.07m<sup>2</sup></b>

**Visit our Display Home**  
**78 Darug Avenue,**  
**Glenmore Park**  
**NSW 2745**

For more information  
get in touch

 **0411 110 660 or 0414 686 176**  
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**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

## Inclusions Package / Standard

- Residential construction, brick veneer walls, tiled roof, 4 bedroom, ensuite, alfresco area & double garage home
- Ducted reverse cycle air conditioning with temperature zone control
- Security alarm system & intercom system with coloured screen
- Contemporary face brick work to external walls
- Contemporary flat profile roof tiles with roof sarking
- Alum. sliding windows & doors key alike
- Painted render finish to portico column
- Oversize timber with glass front door
- Colorbond steel contemporary profile panel lift garage door
- Remote control garage door motor with 2 handsets
- LED ceiling down lights
- 2 television & 1 telephone points
- 3 in 1 ceiling fan light heater to bathroom & ensuite
- 3 Smart wiring data points
- NBN connection package
- 2600mm floor to ceiling height
- Decorative 3 step ceiling cornice
- Decorative square wall recess niches to shower areas
- Polyurethane or laminate kitchen with soft close finger pull doors, drawers & matching kick boards
- 20mm thick stone bench top to kitchen
- Decorative glass splashback to kitchen
- Bulk head above overhead cupboards
- Double bowl stainless steel under mount sink with drainer & mixer tap
- Kleenmaid 900mm stainless steel under bench oven, gas cook top & pull out range hood
- Kleenmaid stainless steel dishwasher
- Kleenmaid stainless steel built-in microwave oven
- Caroma vitreous china toilet suites with soft close toilet seats
- Full height wall tiling to bathroom & ensuite
- Floating wall hung vanity units with 50mm moulded single bowl tops
- Free standing stylish bath
- Semi frameless shower screens to bathroom & ensuite
- Polished edge frameless mirrors above vanity units
- Fienza stylish mixer tap sets to all vanity basins, showers & bath
- Laundry cupboard with laminated bench top, stainless steel drop in bowl & mixer tap
- Decorative internal doors and satin chrome lever handles
- Smart robe sliding doors to wardrobes
- Melamine white shelving to linen & robes with hanging rails & 3 drawers
- 6 Star rated gas instantaneous hot water system
- 2 external garden taps
- 2 natural gas bayonet points
- 2000 Litre slimline above ground rain water tank
- Wall insulation & ceiling insulation to comply with Basix requirements
- Ceramic floor tiling to entry foyer, dining room, family room, hallway, kitchen & rumpus room
- Stylish carpet to master bedroom, theatre room & all bedrooms
- External floor tiling to portico & alfresco area
- Flyscreens to all aluminium windows & doors
- Coloured concrete driveway & crossover
- All construction liability insurance
- Home owners warranty insurance (HBCF)

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