

# STOP PAYING **TOO MUCH**

**eight**  
HOMES

**SMITHS LANE**

## FIXED PRICE HOUSE & LAND

# \$657,120\*

FIRST HOME BUYERS PRICE **\$647,120<sup>^</sup>**

Price includes standard floorplan with F2 facade.

**\$888 preliminary fee to secure the home price**

### Lumo 2-17

3 2 2

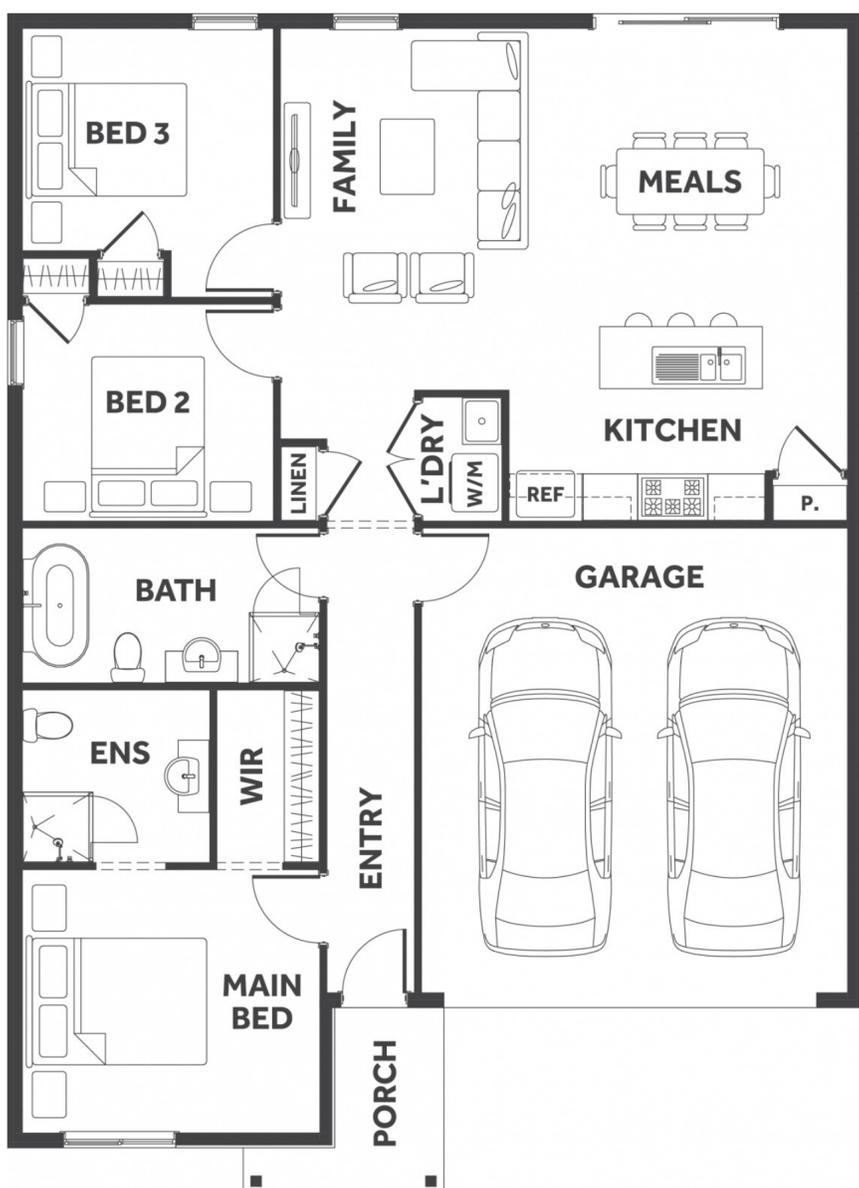
16.50 sqs | 153.28m<sup>2</sup>

Lot 3443, Talora Road

Land Size: **313m<sup>2</sup>**

#### INCLUSIONS

- 7 Star Energy rating compliant to the standard form and best house orientation<sup>§</sup>
- Double glazed windows<sup>†</sup>
- 4kw solar system (design specific)
- Fixed site costs and connections
- 900mm appliances
- Round Back to Wall Freestanding Bath
- Colorbond roof
- 25-year structural guarantee
- Council & developer requirements



Ty Amolo  
0439582220  
ty.amolo@8homes.com.au

\*Price is based on the standard floorplan and façade shown. Eight homes reserve the right to change prices/promotions without notification. Subject to developer's design review panel final approval. Package price is based on builder's preferred siting. Images are for illustrative purposes and are to be used as a guide only. Eight Homes does not provide furniture décor, landscaping and decking. Please refer to the house and land inclusions and house specific working drawings for all details. <sup>§</sup>Speak to your Sales Consultant for further information on how your home best suits your block and how changes may impact your energy rating. <sup>†</sup>Double glazed windows apply to standard Eight Homes floorplans and facades. Changes/upgrades to floorplan, façade or windows (including size changes, additional windows) may incur an additional cost. <sup>^</sup>Available to first home buyers eligible for the state government First Homeowners Grant. For details visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) Eight Homes DBU 1994