



**\$862,470\***

FIRST HOME BUYERS PRICE **\$852,470^**

Price includes standard floorplan with H3 facade.

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

**Lumette 6-32**

4 2 2

**30.48 sqs | 283.15m<sup>2</sup>**

Lot 2819, Noir Street

Land Size: **512m<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)
- Up to 36m<sup>2</sup> Driveway colour through concrete<sup>‡</sup>
- Fixed site costs and connections
- Quantum zero benchtop & overhead cupboards to kitchen
- 900mm appliances & dishwasher to kitchen
- Choice of tiles or timber-look laminate flooring
- 20 downlights to the home
- Round Back to Wall Freestanding Bath
- Colorbond roof
- 25-year structural guarantee
- Council & developer requirements



\*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>Garage side setbacks greater than 200mm and garage extensions may incur additional costs due to driveway size — includes grated strip drain. <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

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