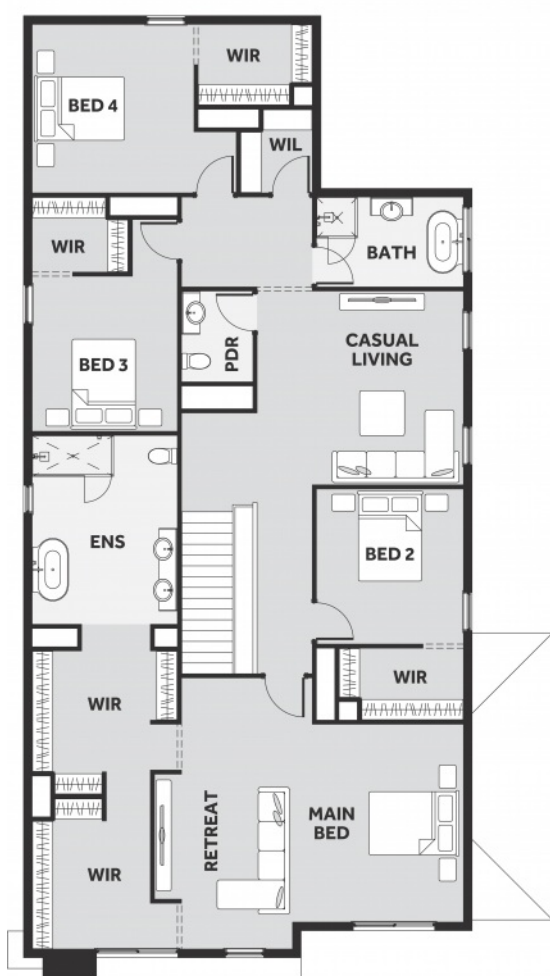
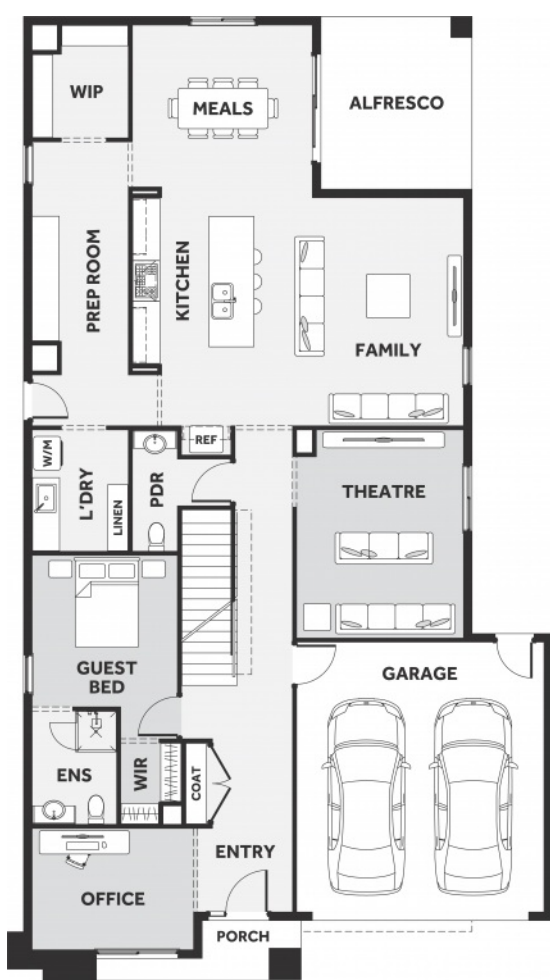


SMITHS LANE



\$1,033,760*

FIRST HOME BUYERS PRICE **\$1,023,760[^]**

Price includes standard floorplan with Avery facade.

\$888 preliminary fee to secure the home price

Jumeirah 4-44

5 3 2 2

44.64 sqs | 414.7m²

Lot 3243, Monocot Avenue

Land Size: **448m²**

INCLUSIONS

- 7 Star Energy rating compliant in the standard form and best house orientation⁵
- Double glazed windows[†]
- 4kw solar system (design specific)
- 900mm built in Artusi Oven and Cooktop
- 40mm square edge Quantum zero kitchen benchtop with 16mm shadowline
- 2740mm ceiling height (ground floor only)
- Timber Hardwood Closed Staircase
- 40 downlights throughout the home
- Colourbond Roof
- Up to 36m² Driveway colour through concrete[‡]
- Fixed Site Costs and OHS Requirements
- Developer Requirements
- 25 Year Structural Warranty

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*Price is based on the standard floorplan and facade 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, decor, landscaping and decking. Please refer to the house and land inclusions and house specific working drawings for all details. \$Speak to your Sales Consultant for further information on how your home best suits your block and how changes may impact your energy rating. † Double glazed windows apply to standard Eight Homes floorplans and facades. Changes/upgrades to floorplan, facade or windows (including size changes, additional windows) may incur an additional cost. ‡ Garage side setbacks greater than 200mm and garage extensions may incur additional costs due to driveway size - includes grated strip drain. ^Available to first home buyers eligible for the state government First Homeowners Grant. For details visit www.sro.vic.gov.au Eight Homes DBU 1994