



WAS \$1,268,850

NOW
\$1,218,850*



HOME SIZE **239.5m²** | LAND SIZE **455m²**

House and Land Package

Lot 416 The Village, Menangle (Land Reg. Mid 2025)

LUXE INDULGENCE UP TO

\$95k

OF VALUE

LEARN MORE

LUXE RANGE FOR A LIMITED TIME ONLY

THE
VILLAGE
MENANGLE

UPGRADES INCLUDED

- **\$25,000 off LUXE Homes (already applied)**
- **\$25,000 Discount in lieu of Clarendon Credit (already applied)**
- 7 Star BASIX
- 2750mm ceiling heights
- Fully ducted air-conditioning
- Upgrade to 6.6kw solar system plus EV charger
- Choice of colorbond roof or selected roof tiles
- Upgraded premium carpet
- Tiling to front porch and alfresco
- Corinthian AWO5G pivot door, with choice of clear or translucent glazing and 600mm pull handle with designer deadlock
- Plain grey epoxy coating applied to garage floor
- 40mm edge stone benchtop to kitchen
- Upgrade to 900mm deep island benchtop to kitchen
- Franke double bowl undermount sink
- Feature window to kitchen splashback in lieu of tiled splashback (selected designs only)
- SMEG 900mm kitchen appliances
- SMEG stainless steel dishwasher
- SMEG 31L microwave with trim kit
- Soft closing drawers and doors to kitchen and vanities
- Cold water point to fridge space
- Full height tiling to bedroom 1 ensuite and main bathroom excluding separate enclosed WC
- Flush finish floor tiles to all wet areas
- Shower niche to bedroom 1 ensuite and main bathroom
- Harmony Bassini back-to-wall toilet suite with soft close lid
- 20mm edge stone for laundry benchtop
- Aluminium stacker door to alfresco, including recessed door tracks to alfresco
- Ceiling fans to all bedrooms
- Home security alarm system

Layne Rimmer | LRimmer@clarendon.com.au | 0456 446 225

*Terms and conditions apply: Images are provided for illustrative purposes only. Additional charges may apply where designs or facades are modified and/or floorplan options added. Land value included in the package. Clarendon Homes reserves the right to change the price without notice. Only applies to home built in NSW. E&OE. Clarendon Homes (NSW) Pty Ltd. ABN 18 003 892 706 BL 22 98 C.

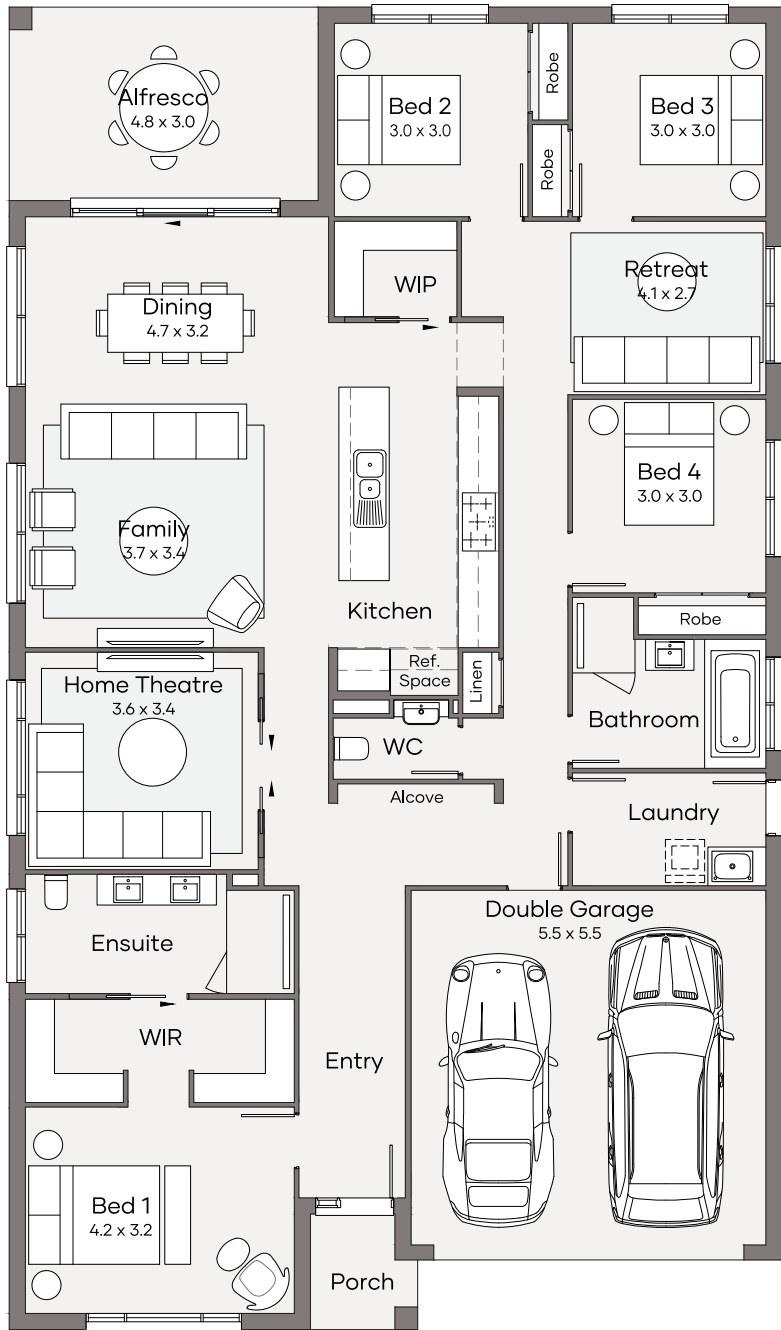
MACKAY 26 BRIGHTON FACADE

Lot 416 The Village, Menangle (Land Reg. Mid 2025)

Clarendon
Homes

HOME SIZE 239.5m² | LAND SIZE 455m²

4  | 3  | 2.5  | 2 



Note: Please speak to a Sales Consultant to see this house design sited on the block.

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