



WAS \$1,163,200

**NOW**  
**\$1,113,200\***



LUXE  
INDULGENCE

UP TO  
**\$95k**  
OF VALUE



LEARN MORE

LUXE RANGE

FOR A LIMITED TIME ONLY

HOME SIZE **212.3m<sup>2</sup>** | LAND SIZE **512.9m<sup>2</sup>**

House and Land Package

Lot 464 The Village, Menangle (Land Reg. Mid 2025)

THE  
**VILLAGE**  
MENANGLE

### UPGRADES INCLUDED

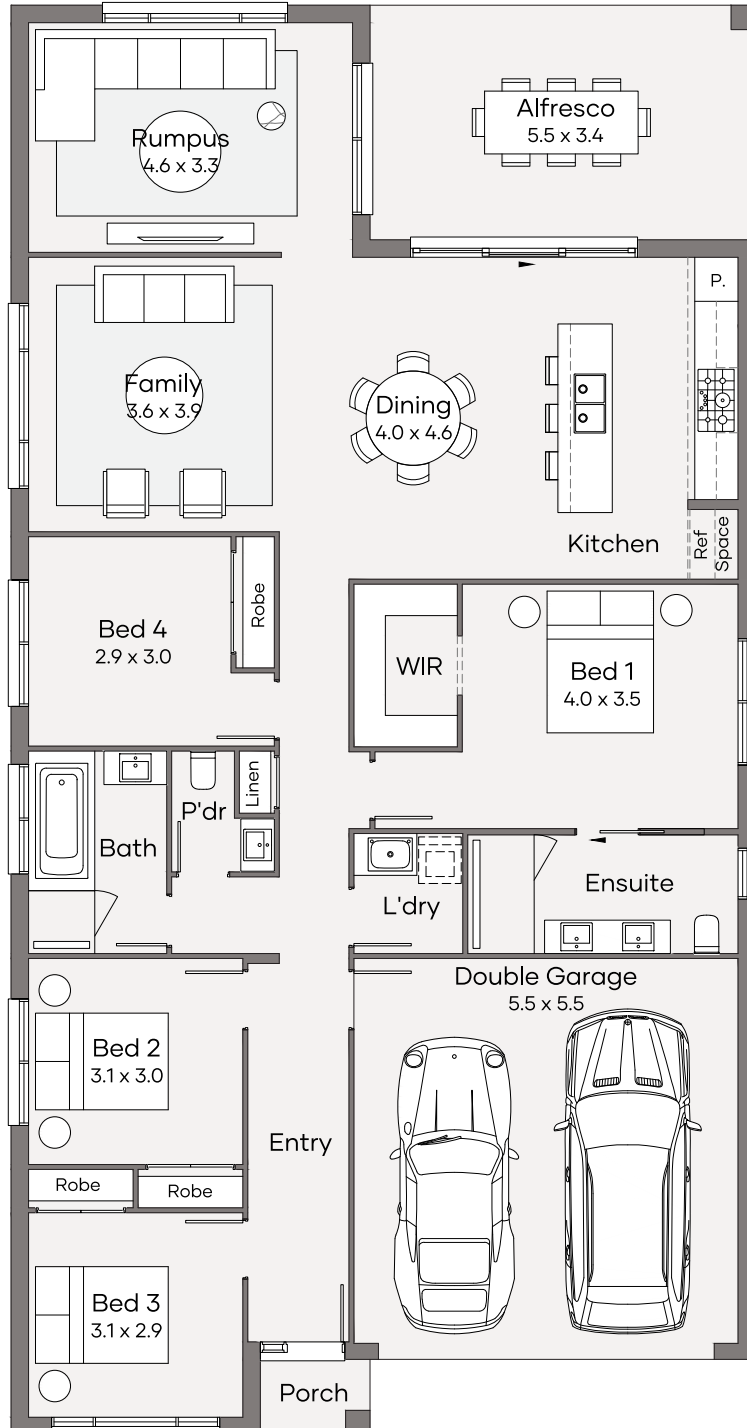
- **\$25,000 off LUXE Homes (already applied)**
- **\$25,000 Discount in lieu of Clarendon Credit (already applied)**
- 7 Star BASIX
- 2750mm ceiling heights to ground floor
- Fully ducted air-conditioning
- Upgrade to 6.6kw solar system plus EV charger
- Choice of colorbond roof or selected roof tiles
- 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.

HOME SIZE 212.3m<sup>2</sup> | LAND SIZE 512.9m<sup>2</sup>

4  | 2  | 2  | 2 



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

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