



The Loxford



HOME SIZE: 220.7m²

LAND SIZE: 512m²

4 | 2 | 2 | 2

\$803,440*

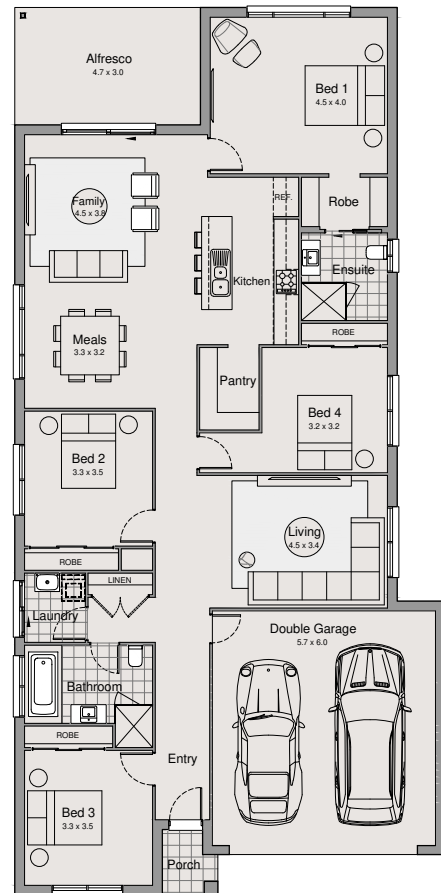
FIXED PRICE

KIRRA 24 CARLTON FACADE

Lot 108 Berkshire Rd, Gillieston Heights
Land Reg. Q4 2025

UPGRADES INCLUDED

- **7 Star Basix**
- **2600mm Ceiling Heights to Ground Floor**
- **Aspire Signature Pack**
- **\$55,000 Discount (already applied)**
- Fully ducted air conditioning
- Site Costs
- Solar
- Hybrid Frame
- 20mm Stone benchtops to kitchen
- 900mm Smeg oven
- 900mm Smeg gas cooktop or 900mm Smeg electric cooktop (only available if gas is not available to property)
- 900mm Smeg glass canopy rangehood
- Smeg Freestanding Dishwasher
- And much, much more...



Clarendon Homes | sales@clarendon.com.au | 13 63 93

Terms and conditions: 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.

Date/Time: 12/3/2024 13:41



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House Length	22.70m	Total Area m²	220.73
House Width	11.00m	Total Area Squares	24.21

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Clarendon
Homes

It's home time!

\$55,000 OFF*
Aspire Range

PLUS you will get an Aspire Signature pack with our most-loved inclusions for only \$1,990 →

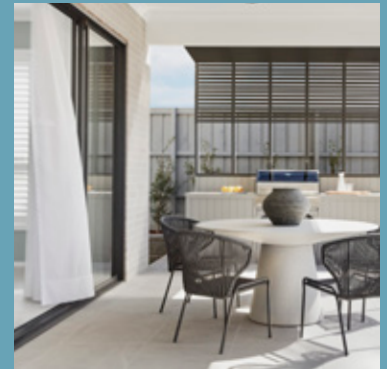
*Terms & conditions: The 'Home Time' promotion is available from 14 February 2024 to 30 April 2024. This promotion is available with any Clarendon Aspire specification home and is based on standard floorplans. Only available in NSW to new clients who place an initial deposit and sign their presented tender within 7 days from the presentation date ("the Offer Acceptance Period"). Clarendon Homes reserves the right to withdraw this offer at any time. E&OE. 2/24

LOVE COMING HOME™



ADD FOR ONLY **\$1,990**

ASPIRE SIGNATURE PACK



COMPLETE LIST OF PACK INCLUSIONS:

- Choice of Colourbond roof in lieu of selected roof tiles
- 20mm edge stone benchtop to kitchen in a choice of colours from the standard nominated range
- Soft closing drawers to kitchen and vanities
- Soft closing doors to kitchen and vanities
- Cold water point to fridge space
- Choice of Smeg 900mm freestanding upright cooker or Smeg 900mm electric underbench oven with 900mm gas cooktop
- Smeg 900mm wall-mounted ducted canopy rangehood
- Smeg stainless steel dishwasher
- Smeg 31L microwave with trim kit
- 33mm square edge laminate to laundry benchtop with shadowline - choice of colours from standard nominated range (benchtop length design specific up to maximum of 900mm)
- Laminate under bench cupboards
- Everhard Classic 45L drop in bowl for laundry sink
- Recessed sliding or stacker door tracks to alfresco
- Flush finish floor tiles to wet areas

Call **13 63 93** | [Clarendon.com.au](https://www.clarendon.com.au)

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