



WAS \$967,350

NOW
\$917,350*



LUXE
INDULGENCE UP TO

\$95k
OF VALUE



LEARN MORE

LUXE RANGE

FOR A LIMITED TIME ONLY

HOME SIZE **215.9m²** | LAND SIZE **525.3m²**

House and Land Package

Lot 514 Hampstead Cct, Gillieston Heights (Land Reg. Q4 2026)



The Loxford

UPGRADES INCLUDED

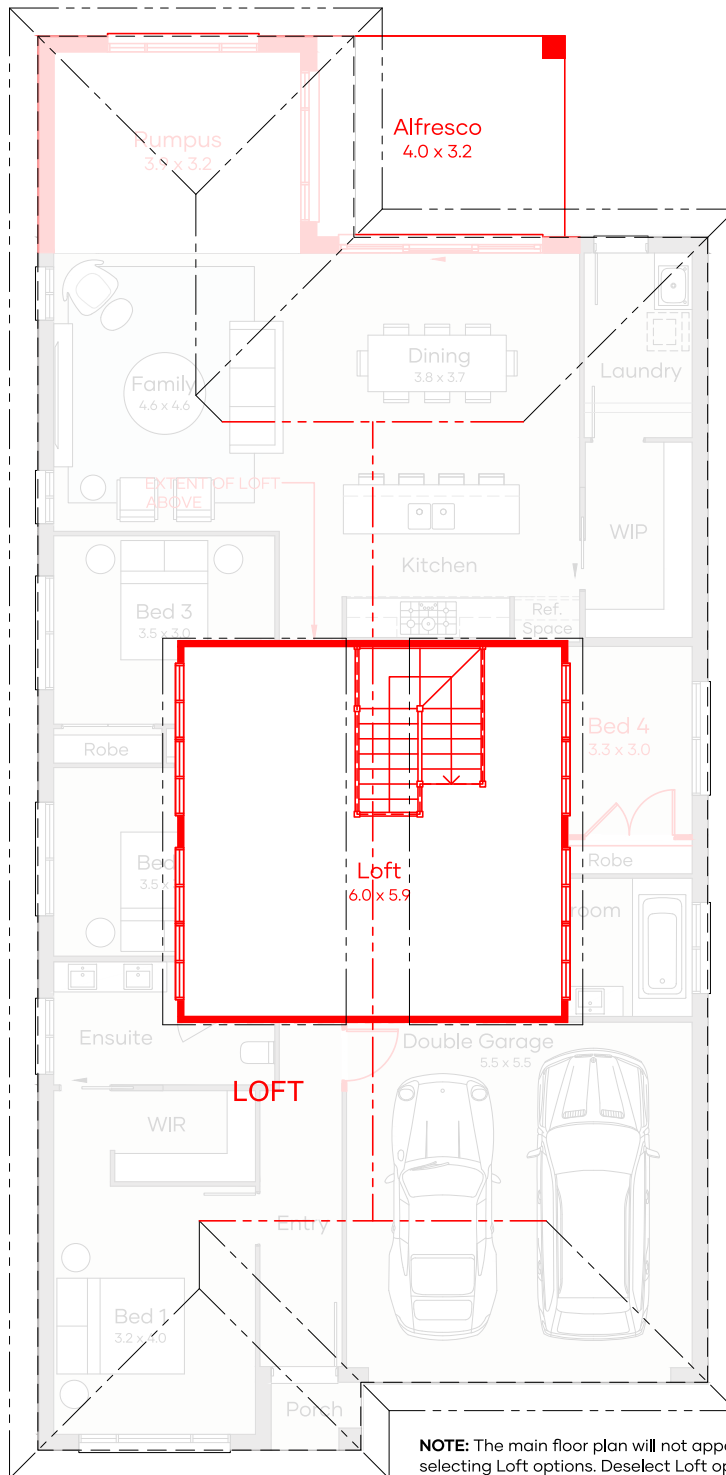
- **\$25,000 off LUXE Homes (already applied)**
- **\$25,000 Discount in lieu of Clarendon Credit (already applied)**
- 7 Star BASIX
- Loft option "A"
- Rumpus/Alfresco option
- 2750mm ceiling heights to ground floor
- Fully ducted air-conditioning
- Upgrade to 6.6kw solar system plus EV charger
- Choice 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)
- Choice of SMEG 900mm appliances
- SMEG stainless steel dishwasher & microwave
- 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
- And much, much more...

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

*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 215.9m² | LAND SIZE 525.3m²

4 | 1 | 2 | 2



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

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LUXE INDULGENCE

Bring your home to life, Save & Indulge in 2025

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

\$25k OFF Luxe Homes + **\$25k OF** Clarendon Credit + **25 FREE** Premium Upgrades

Our Luxe range is built for quality and style, but remembered for its finishing touches. With premium inclusions and a wide range of floorplan options to choose from.



EXPLORE THE RANGE



SEE INCLUSIONS DETAILS

NOW INCLUDED

- 2750mm ceilings to ground floor
- Upgrade to 6.6kw solar system plus EV charger
- Choice of Colorbond roof OR selected roof tiles
- Upgraded Premium Carpet
- Tiling to front porch & alfresco (from builders nominated range)
- Corinthian AWO5G pivot door in painted or stained finish for entry door, with choice of clear or translucent glazing and 600mm pull handle with designer deadlock
- Plain grey epoxy coating applied to garage floor (Only included single and double garage designs)
- 40mm edge stone benchtop to kitchen in a choice of colours from the standard nominated range
- Upgrade to 900mm deep island bench top to kitchen
- Franke double bowl undermount sink
- Feature window to kitchen splashback in lieu of tiled splashback (Selected designs only)
- Choice of Smeg 900mm freestanding upright cooker OR Smeg 900mm electric underbench oven with 900mm gas cooktop
- Choice of Smeg 900mm wall-mounted ducted canopy rangehood OR Smeg 900mm slideout rangehood
- 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, with tiles from the standard nominated range
- Flush Finish floor tiles to all wet areas
- Shower niche included to bedroom 1 ensuite and main bathroom as standard where shown on the masterplan
- Harmony Bassini Back-to-Wall Toilet Suite with soft close lid
- 20mm edge stone for laundry benchtop from standard nominated range with shadowline to front
- Aluminium stacker door in lieu of standard sliding door, including the recessed door tracks to alfresco
- Ceiling fans to all bedrooms
- Home security alarm system

ClarendonHomes

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

*Terms & conditions apply. The 'Luxe Indulgence' promotion is available from 25th January 2025 for a limited time. This promotion is available with any Clarendon Luxe 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"). Value calculated based on 'Balmoral 64' home design. Clarendon Homes reserves the right to withdraw this offer at any time. Not applicable to the Bowral home design. E&OE, 1/2025