



Hunter 27b



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The Hunter 27B is an impressive home with plenty of space for living and entertaining.

Architecturally designed with a growing family in mind, the Hunter 27B features a 5th bedroom that can be easily converted into guest quarters.

- 5th bedroom easily converts into guest quarters, a home office or media room
- Open plan living/dining/kitchen adjoining a walk-in pantry and outdoor alfresco area
- Master bedroom with a walk-in robe and private ensuite
- Separate upstairs sitting/rumpus room

House size	247.1m ²
Lot number	7359
Lot size	306.1m ²
House + Land price	\$1,340,200.00

- Standard site costs are included
- Council requirements & preliminaries
- Service connections
- Energy efficiency allowance
- Standard BASIX

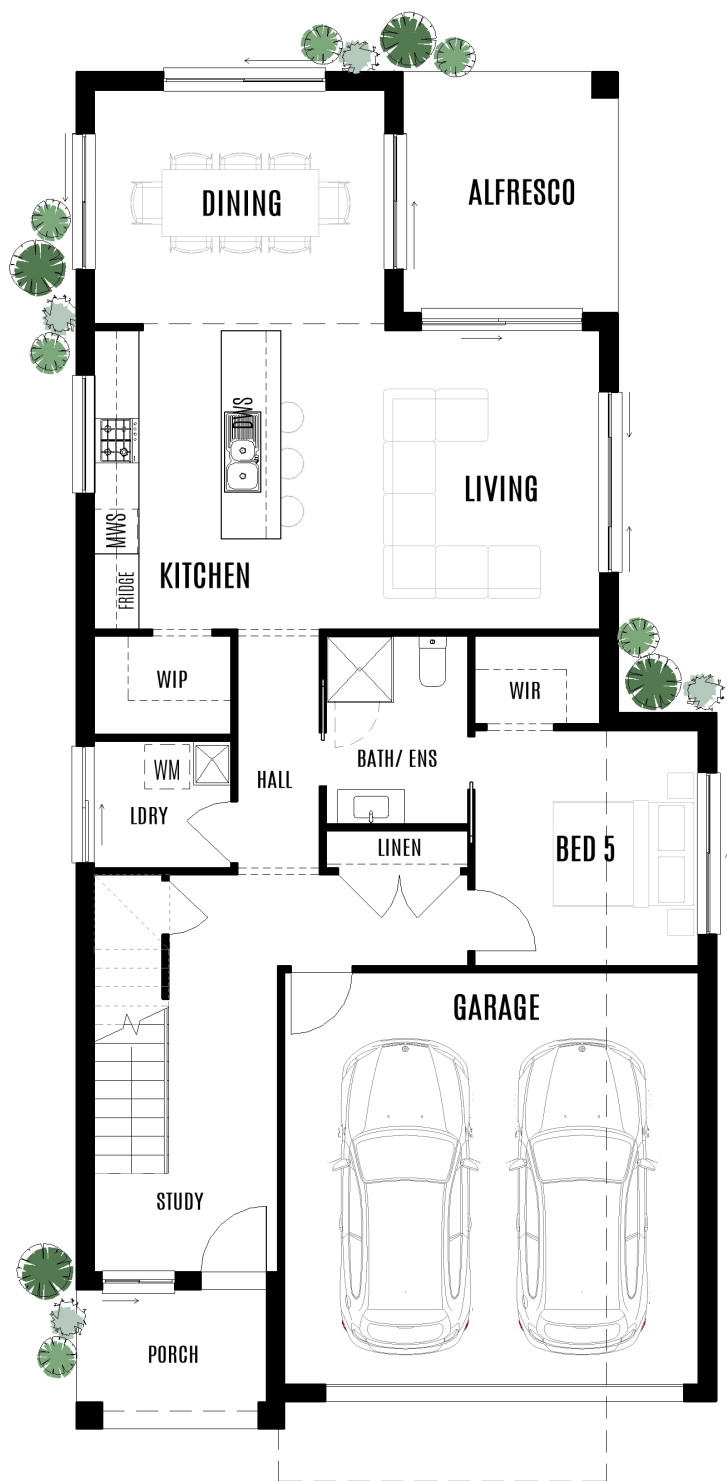


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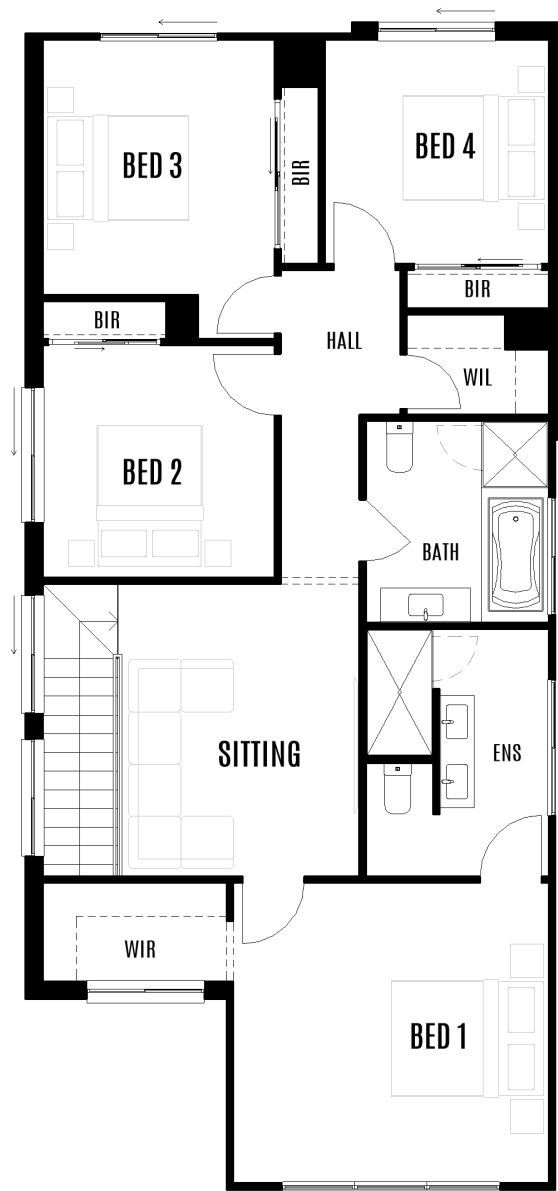
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HUNTER 27B



GROUND FLOOR



FIRST FLOOR

HOUSE SIZE

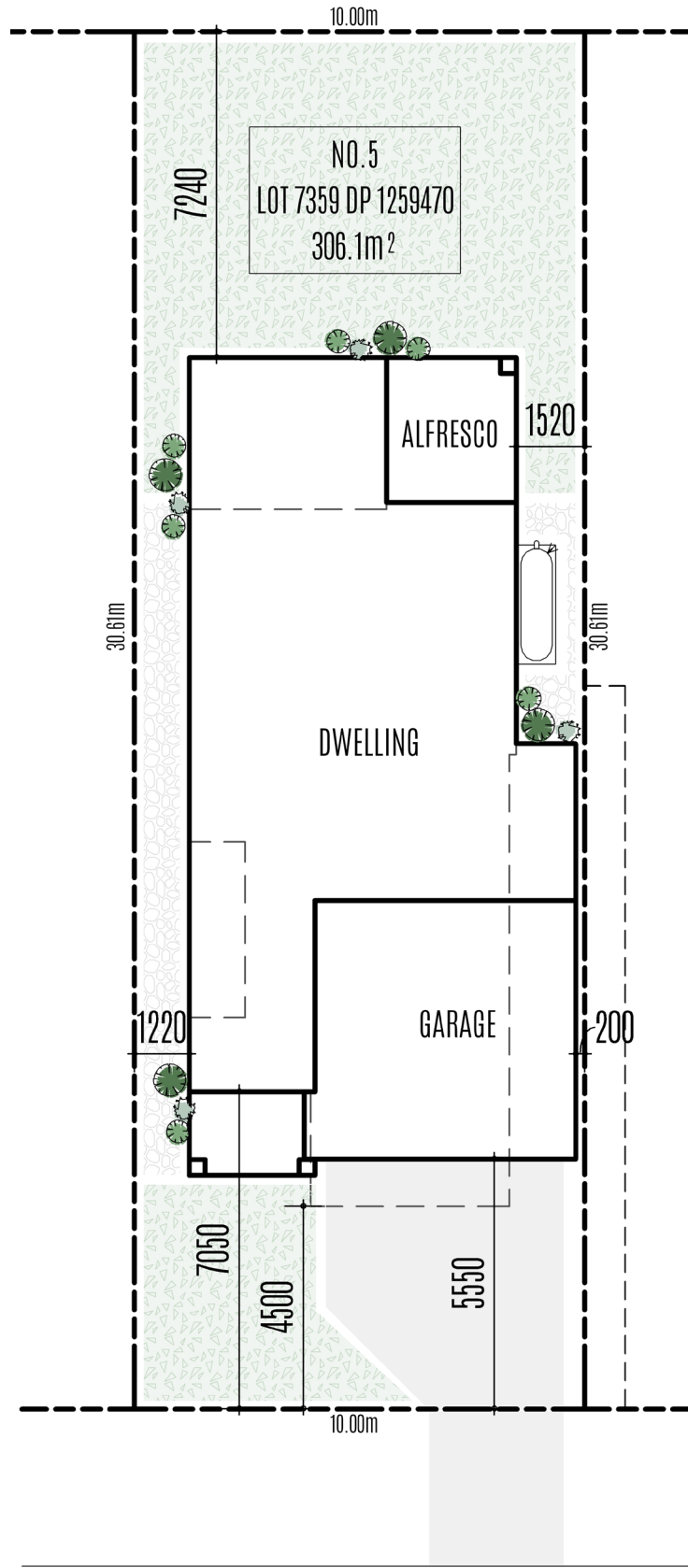
Total area	247.1m ²
House length	18.87m
House width	8.58m
Block width	10m

ROOM SIZE

Living	4.28 x 4.00
Dining	3.13 x 3.90
Kitchen	2.50 x 4.00
Bedroom 5	3.00 x 3.16
Alfresco	2.88 x 3.22
Garage	5.55 x 5.52

Master bedroom	4.23 x 4.02
Bedroom 2	3.10 x 3.03
Bedroom 3	3.10 x 3.41
Bedroom 4	3.00 x 3.00
Rumpus	3.24 x 4.00

SITE PLAN



KABARDA STREET



Double Storey Double Garage - Hunter - 27Bsq Package

Item	Total (incl. GST)
Base House "Lifestyle" Inclusions - Hunter 27B (247.1m ²)	Included
Lifestyle Inclusions	Included
(Incl. Standard Standard site costs & piling, M Class slab, Brick Veneer & Cladding to external walls, Treated timber frame, 2590mm ceiling ht to ground and 2400mm ceiling ht to first floor, Concrete tiled roof, Tiled finish to Patio & Alfresco, Std range tiled or Hybrid main floors and carpet to bed 5/robe, stairs, first floor hallway, rumpus, bedrooms/robes)	Included
Double Car Garage	Included
Covered Rear Alfresco - 4.49m x 4.27m	Included
Covered Rear Alfresco area - 2.88m x 3.22m	Included
Fullerton Façade – including concrete roof tiles, Hardies Axon vertical cladding to first floor external walls, external rendered paint finish to patio piers and brickwork over and Colorbond timbatone colour sectional lift garage door	Included
Ducted Air Conditioning system - Actron CRA 170T (Three Phase) - Double Storey installation - 16.99kw incl. 2 zones - up to 10 outlets - 2 std. controllers	Included
<u>Additional Site Specific Site Costs</u>	
H Class waffle pod Slab	Included
<u>Additional Inclusions</u>	
Coloured concrete Driveway (double car garage) - incl. up to 60m ² coloured concrete driveway, path to entry patio and council crossover, council fees, excavation. Note: Excludes layback, replacement kerb and gutter or repairs	Included
Total House & Land Price Package	\$1,340,200.00

Notes / Exclusions:

- Standard Run of service connections allowed only
- Excludes excavation or removal of rock
- Excludes retaining walls
- Excludes Landscaping/Fencing
- Site Costs subject to contour survey, site assessment and reports upon land registration (if applicable) and authority approvals

What are the next steps?

- ☒ Are you pre-approved for finance?
- ☒ Do you have a Solicitor available to review contracts?
- ☒ Have you seen the proposed site and lot?
- ☒ Did you review the floor plan, site plan, inclusions and pricing?

If you're ready to book an appointment with our sales team to secure your house and land package, please call us on **1300 30 11 38**.

Why build with Worthington?

Here are 10 reasons why Worthington Homes is a better choice.

1 You're not just a number

You get your own dedicated Site Manager and will receive regular project updates.

2 Enjoy a personalised service

We're all here to help and guide you throughout the journey to building your new home.

3 No ghosting, guaranteed

Call the office and we will respond to your enquiry as promptly as possible.

4 High-quality inclusion options

Choose from a wide selection of inclusions for a variety of budgets and tastes.

5 Talk to real people

Only real people answer our phones, not automated robots or machines.

6 Minimal building disruption

We're proactive in solving any challenges along the way to minimise any delays.

7 All site costs are included

Your tender includes site works, council DA/CDC, connection services, BASIX and more.

8 What you see is what you get

We offer value-for-money and will always be upfront on costs so there are no surprises.

9 No compromising on quality

Your home is built to a high standard of workmanship - exactly as it should be.

10 We'll build great memories too

Every home owner receives a personalised memory book as a keepsake of your journey.

“ We aim to make the journey of building your new home both **simple** and **stress-free** ”



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