



Northcote façade

# Elanora 25

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**With an open plan layout, double garage and outdoor alfresco, Elanora 25 is sure to impress.**

Featuring a centralised kitchen with a walk-in pantry and a separate rumpus room for zoned living, the Elanora 25 is perfect for families.

- Galley-style kitchen with walk-in pantry and direct access via a double garage for convenient dropping off of groceries
- Separate rumpus room for kids that can also be a study or media room
- Master bedroom with private ensuite and walk-in robe

House size	232.4m <sup>2</sup>
Lot number	105
Lot size	545.5m <sup>2</sup>
<b>House + Land price</b>	<b>\$1,009,800</b>

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



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# ELANORA 25



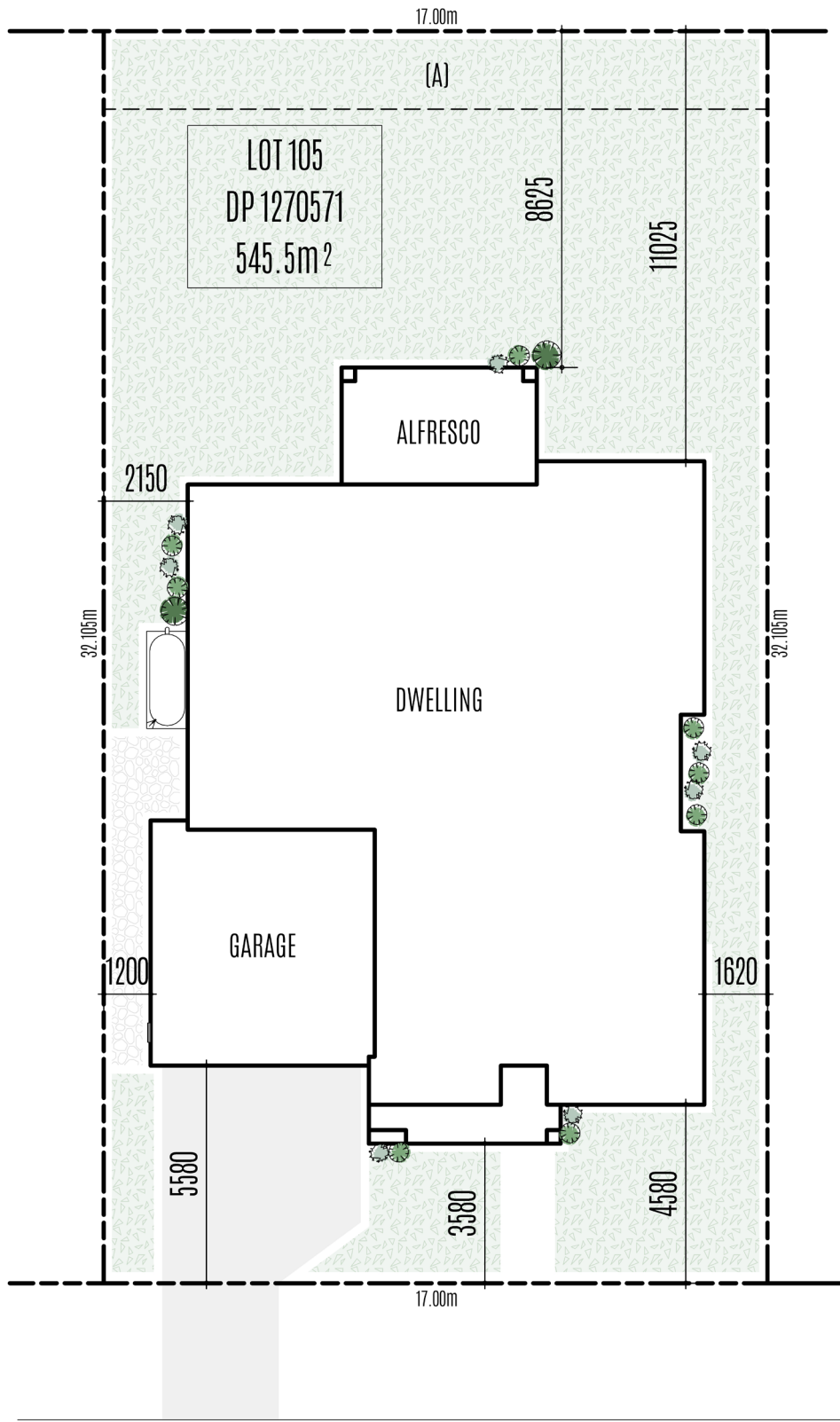
## HOUSE SIZE

Total area	232.4m <sup>2</sup>
House length	19.9m
House width	14.18m
Block width	17m

## ROOM SIZE

Living	4.94 x 4.48	Master bedroom	3.55 x 3.64
Dining	4.50 x 4.04	Bedroom 2	3.10 x 3.44
Kitchen	3.30 x 2.60	Bedroom 3	3.21 x 3.29
Rumpus	3.82 x 3.32	Bedroom 4	3.22 x 3.00
Alfresco	5.00 x 3.00		
Garage	5.50 x 5.82		

# SITE PLAN



## MAGUIRE DRIVE



## Watagan Park - Lot 105 - Single Storey - Elanora 25 - 4 bed + Rumpus House Package Pricelist

Item	Total (incl. GST)
<b>Base House "Lifestyle" Inclusions - Elanora</b>	<b>Included</b>
(Incl. Standard Standard site costs & piling, M Class slab, Brick Veneer external walls, Treated timber frame, 2590mm ceiling ht, Concrete tiled roof, Std range tiled or Hybrid flooring to main floors and carpet to bedrooms/robes)	Included
Double Car Garage	Included
Covered Rear Alfresco - 5.00 x 3.00m	Included
Northcote Wide Façade - including increased porch width, raised roof section with horizontal timber battens and full height brick columns with exterior acrylic render paint finish and feature corner glass window to bed 1	Included
Ducted Air Conditioning system - Single Storey Installation - 12.24kw incl. 2 zones - up to 7 outlets - 1 std. controller	Included
<u>Additional Site Specific Site Costs</u>	
H Class waffle pod Slab (if required)	Included
Zone allowance - North	Included
<u>Additional Inclusions</u>	
Coloured concrete Driveway (double garage) - incl. up to 60m2 - Coloured concrete driveway, path to entry patio from driveway and plain concrete council crossover, council fees, excavation	Included
Sub-Total	\$559,800.00
Land Price - Lot 105 Maguire Drive, (Quail Ridge) Watagan Park	\$450,000.00
<b>Total House &amp; Land Price Package</b>	<b>\$1,009,800.00</b>

### Notes / Exclusions:

- Standard Run of service connections allowed only.
- Includes removal of 3x loads (36 tonne) of spoil during construction
- Excludes excavation or removal of rock
- Excludes retaining walls
- Excludes Landscaping/Fencing
- Site Costs/allowance subject to contour survey and site reports upon land registration (if applicable)
- No allowance for B.O.S. and subject to Sydney Water approval
- Excludes demolition and removal of existing services
- Excludes tree removal
- Excludes traffic Control
- Excludes Council development contribution fees
- Excludes Hydraulic Engineering, OSD and Flood Level compliance. To be confirmed via Council and Report Assessment (if required)
- All pricing subject to site inspection reports, assessment and authority approvals
- Excludes acoustic upgrades/improvements



## OPTIONAL Upgrade Items - Elanora Single Storey

Base House "Lifestyle" Inclusions - Lawson	Included
Highlands Façade - including horizontal cladding to front wall and 1m returns to side and entry door, extended width patio, 2x piers with moroka external coating and timber posts with stain finish, feature awning windows to front façade, stain finish feature entry door, timber tone garage door	\$6,950.00
Noosa Façade - including concrete roof tiles, gable end roof with Hardies Stria horizontal cladding and decorative wall vents, paint finish double posts and stackstone cladding to piers to front patio, paint finish acrylic render to with decorative glazing bars to front facade and select face brickwork to external walls of side and rear elevations	\$7,780.00
Hamptons Façade - including gable ends to roof with horizontal cladding & decorative moulded vents, extended with patio, 3x brick piers with stone cladding and double posts with paint finish, double hung windows with glazing bars to front façade, moroka external coating paint finish to front façade brickwork, colorbond roof and window panels to garage door	\$14,680.00
2700mm Ceiling height in lieu of 2590mm ceiling height	\$6,800.00
Video Intercom – WIFI, TOUCH - 1 x Video door station ( Surface Mount ) - 1 x 7 inch Touch Screen LCD Colour Monitor WIFI enabled	\$1,320.00
Alarm package - Including 1 x Bosch 2000 Alarm System, 1 x LCD Code Pad, 4 x Sensors, Internal & External Sirens	\$1,350.00
Basic Landscaping and fencing package Allowance - Including 1800mm high Fencing, Lawn, garden beds, plants, mulch & brick edging, pebbles to blind side of house, fold down clothesline, letterbox, machinery, landscaping site clean, excavation and labour.	P.O.A.

### 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.

## 3 No ghosting, guaranteed

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

## 5 Talk to real people

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

## 7 All site costs are included

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

## 9 No compromising on quality

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

## 2 Enjoy a personalised service

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

## 4 High-quality inclusion options

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

## 6 Minimal building disruption

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

## 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.

## 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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