

# THE HOTHAM 200 HOUSE + LAND PACKAGE



\*Façade for illustrative purposes only

## Lot 306 Cinnamon Street, Drouin Ferntree Ridge Estate

House: 20.03Sq Land: 544m2

# \$428,400\*

\* Price includes the Regional First Home Owners Grant  
Price without FHOG = \$448,400

The Hotham 200 is the perfect floorplan for first home buyers, investors and those looking to downsize. With a modern and sophisticated design required for entertaining, relaxation and comfort, the Hotham 200 features a luxurious master suite plus 3 other bedrooms, formal living area to the front, functional kitchen overlooking meals and family areas.

### This generous package includes:

- Raised porch with render\*
- Steel lintels and brickwork over all façade doors and windows
- 2590mm ceiling height
- Window locks and flyscreens
- Colorbond panel lift garage door with remote
- 900mm appliances
- 1 bank of 3 pot drawers to kitchen
- Tiled shower bases
- Shower rails, towel rails and toilet roll holders
- Quality floor coverings throughout
- Site cost allowance (pending soil test, survey and engineering)
- NBN package
- Developer guidelines

### Packages includes our "Instant Appeal" promotion (for a limited time only!)

- Colorbond roof or classic/heritage profile roof tiles
- 20mm stone benchtops to kitchen and bathrooms
- Double glazed windows
- 3.3kw battery ready pv solar power system

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# SJDhomes

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