

# Lot97 Carnoustie Way, Medowie†



**HOME AND LAND PACKAGE \$494,900\***

Contemporary Facade

## The Glenview Contemporary 263.6m<sup>2</sup> (28sq)

PACIFIC DUNES  
PORT STEPHENS

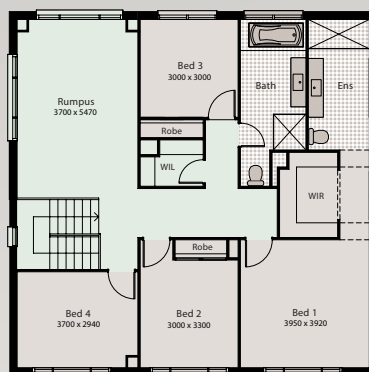
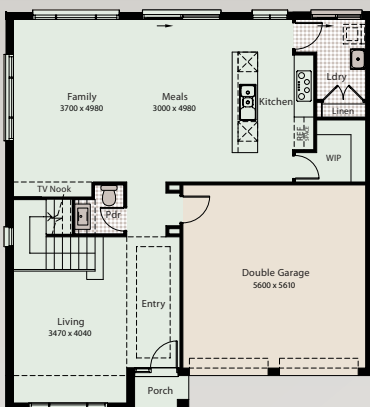


### The package includes:\*\*

- Stylist Inclusions
- Site costs including excavation & piling
- Acrylic bagged finish to entire dwelling
- Basix requirement including 3000 litre above ground rainwater tank; ducting for rangehood; & external clothes line
- Gas HWS, gas cooktop, internal gas bayonet point
- Roof sarking under all roof tiles, R3.0 ceiling insulation and R1.5 wall insulation
- 27° roof pitch up-grade
- Ducting for future AC
- Tiled front porch
- Standard builders range main floor ceramic tiling and bronze range carpets
- 1 No. Auto Garage Door Opener
- Masonary face brick finish letterbox
- Paved driveway path & crossover
- Boral "Linea" Flat profile range of roof tiles

### Optional Features†

- Rumpus \$12,400



Call 1300 CLARENDON or 1300 252736366

**Clarendon**  
Residential Group

\* Base package price excludes: light fittings, flyscreens, blind & curtains, fencing, landscaping

\*\* External works included in package are subject to a predetermined siting of the house; tiling and carpet placement is to a predetermined layout, see your consultant for further information. † The options available in this package are subject to a predetermined siting of the house. Floor plan shown is Traditional facade. Photograph / artist impression of home shown in this package may not reflect the style or finish included in this package. The package will be subject to council approval. The land does not form a part of the contract with Clarendon Homes. All enquiries regarding the land should be made to Babcock & Brown. ‡ The land value included in the package is \$220,000 for Lot97 Carnoustie Way, Medowie. All prices are GST inclusive. E&OE. Prices effective 21st September 2009. Clarendon Homes (NSW) Pty Ltd, Building Licence 2298C



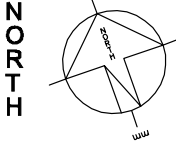
Clarendon Homes (NSW) P/L  
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 # DIMENSIONS TO BE READ IN  
 PREFERENCE TO SCALING

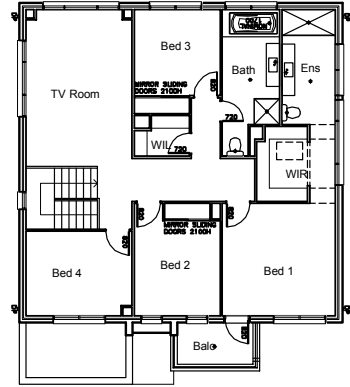
HOUSE TYPE:  
 FACADE:  
 SITE ADDRESS:  
 SCALE:

GLENVIEW  
 CONTEMPORARY  
 LOT 97 CARNOUSTIE WAY  
 1:250

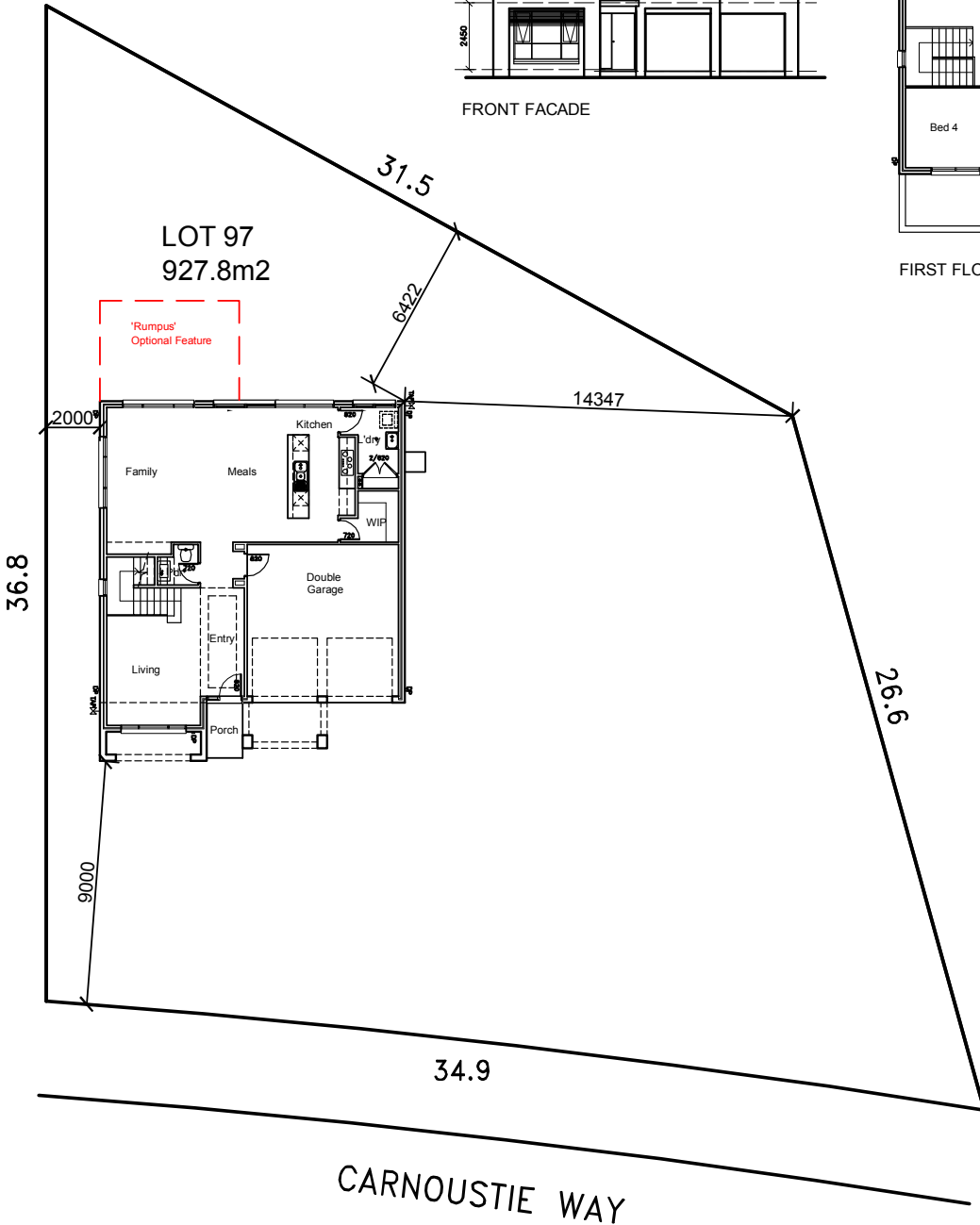
CLIENT NAME/S: \_\_\_\_\_



FRONT FACADE



FIRST FLOOR



DISCLAIMER: SITING IS INDICATIVE ONLY. OFFICAL SITING WILL BE PROVIDED AT TENDER PRESENTATION FOLLOWING SOIL TEST AND SURVEY.  
 SITING IS ALSO SUBJECT TO DEVELOPER AND COUNCIL APPROVAL.

CLIENT'S SIGNATURES:

\_\_\_\_\_  
 CLIENT 1 CLIENT 2 DATE