



**TRUE  
VALUE  
ADVANTAGE+**

# The Brianna 22

## \$465,000

Lot 401 – 12.35m (363m<sup>2</sup>)

Orchard - Tarneit

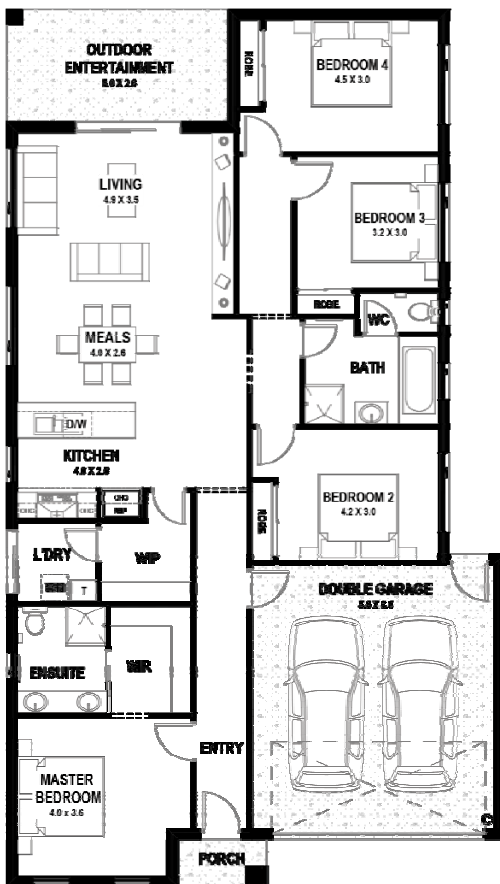
203.43m<sup>2</sup> total build area  
(façade choice dependant)

4 2 2

### PACKAGE INCLUDES:

#### TRUE VALUE ADVANTAGE + Promotion which includes:

- ✓ Fixed price contract including site cost and connections with H1 class slab.
- ✓ Coloured concrete driveway and combined path to your home.
- ✓ Lockwood Nexion Vision Mechanical Entry Lockset.
- ✓ Corinthian Feature glass front entry door.
- ✓ Front timber entry frame with Aluminium Enviro sill.
- ✓ Locks and flyscreens to all openable windows.
- ✓ Obscured window glazing to Bathroom, WC and ensuite.
- ✓ Feature wall tiles to bathroom and ensuite to complement flooring.
- ✓ Designer adjustable shower rails to all showers.
- ✓ Electronic motor to garage sectional panel door with 3 remote controls.
- ✓ Privacy locks to main bathroom and WC.
- ✓ 2 colour render to the façade of the home.
- ✓ 20mm stone bench to the kitchen with feature shadow line.
- ✓ Wine rack and overhead cupboards above the fridge space.
- ✓ 900mm stainless steel upright cooker and matching canopy rangehood.
- ✓ Designer wall mounted chrome towel rails and toilet roll holders.
- ✓ L.E.D downlights to main living area (15 unit in total).
- ✓ Choice of quality tiles, timber laminate and carpet & underlay throughout the home.
- ✓ Front porch and outdoor entertainment area concreting as part of main engineered slab (home design specific).
- ✓ 6-star energy rating with 200L solar hot water system.
- ✓ Designer chrome mixer taps throughout.
- ✓ 3-coat washable paint system with large choice of wall colours.
- ✓ Double vanity to master ensuite with full length polished edge mirror.
- ✓ And much much more...speak to our new home consultant today!



#### PLEASE CONTACT:

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-This home is not yet built. Price current as of 10/04/2017. Pricing is subject to site and soil investigation, developer guidelines and council regulations and does not include any other than what is specified above or included in our standard inclusions. Retaining walls, agi-drains and rock removal has not been included in this package. This package price is based on True Value Homes standard house floor plan (without any structural alterations), Classic Range standard inclusions and current land price. Any alterations made to this design may incur additional charges. This package is subject to developer and council approval. Land price and availability is to be confirmed with the land sales office. True Value Homes reserves the right to vary or change the price or inclusions at any time without further notice. NOTE: Illustrations may depict upgrade options including lights, entry door, garage door, brickwork, timber decking and lining, fixtures and fittings, facade upgrades and landscaping. Price excludes stamp duty and government charges. True Value Homes 'Classic Range' standard inclusions apply.