

Home and Land Package



Classic Plus Facade

Oran Park, Tranche 28, Stage 1

Lot 2808, Cotton Loop Lane,
Oran Park NSW 2570

Expected Rego Date: Now Registered

\$1,300,200

Land Size: 436.4m²

Land Price: \$778,500

Emerald 28

The Emerald proudly makes the most of natural light with windows throughout the entire home, from the void entry, to the staircase well. This two-storey design is an entertainer's dream with a formal living area, media room or home theatre, open plan living-kitchen area leading out to the alfresco and a scullery that would make any neighbour jealous.

4 2.5 1 261.45m²



H1: Smart Inclusions Package
Home + Land: Bonus Bundle
See next page for details

Living Area	106.93m ²	Porch	4.24m ²
Garage	26.60m ²		
Alfresco	12.57m ²		



Our Guarantees

At Hudson Homes we understand the importance of time and money. And since delivering upon our promised to you is at the heart of everything we do, every customer is offered a peace-of-mind and security with our guarantee and our time frame guarantee.

ENQUIRE NOW

Christine Hunt

0435473361

enquiries@hudsonhomes.com.au



LOT 2808

ORAN PARK TRANCHE 28, STAGE 1



LEGEND

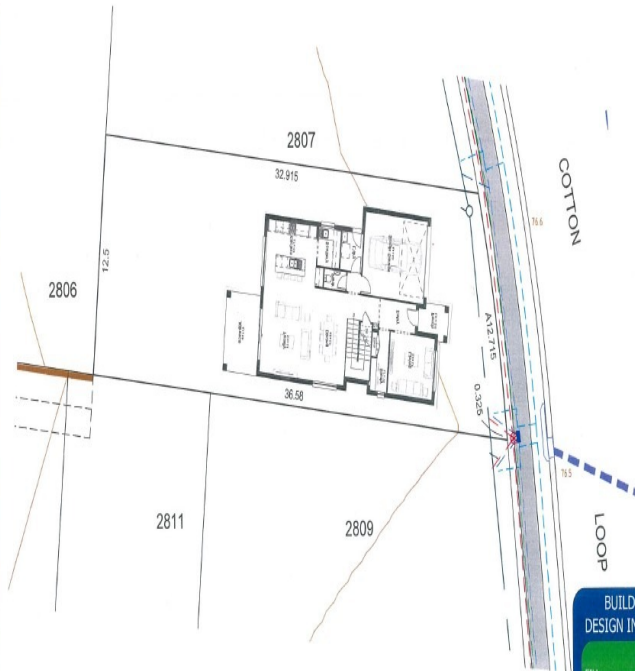
- Drainage Line: FC, P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32, P33, P34, P35, P36, P37, P38, P39, P40, P41, P42, P43, P44, P45, P46, P47, P48, P49, P50, P51, P52, P53, P54, P55, P56, P57, P58, P59, P60, P61, P62, P63, P64, P65, P66, P67, P68, P69, P70, P71, P72, P73, P74, P75, P76, P77, P78, P79, P80, P81, P82, P83, P84, P85, P86, P87, P88, P89, P90, P91, P92, P93, P94, P95, P96, P97, P98, P99, P100
- Flc: pillar, Street Light
- Opticomm
- Water main: Hydrant, Stop Valve
- Sewer line: Manhole, Vent Hole
- Gas line
- Footpath
- Shareway
- Filled area
- Denied access
- Retaining wall
- Easement/Restriction line
- Contour
- Surface level: + 0.1
- Building envelope

Ratio: 1:200

SERVICES AND RESTRICTIONS SHOWN ON THIS LEGEND MAY NOT BE APPLICABLE TO THIS LOT

It is acknowledged that the dimensions and areas, as well as location of services and the existence and width of easements are subject to change or amendment with the commencement of any relevant Authority. The particulars of this structure are provided for information only representing the facts at the time of publication and may change. The purchaser shall not be deemed to be responsible for any errors or omissions in this plan or in any Agent. Authorities should be consulted in relation to any building or requirements in building which may apply.

Drawing Reference: CPT28S1BSITE-2808
Date: 8 April 2022



BUILDING AND DESIGN INFORMATION

- DESIGN:
- FILL:
- CONTOUR:
- LOT CLASSIFICATION: *
- ACOUSTIC: *
- SALINITY: *
- AGRESSIVITY: *
- BAL RATING: *

* Refer to the table of lot 2808

H1

H1: Smart Inclusions Package

+

H+L

Home + Land: Bonus Bundle

- House facade as nominated
- Split System A/C
- Site costs and BASIX - BASIX 7
- Full lined kitchen cabinetry with overhead cupboards and bulkhead
- HAIER
- Westinghouse recirculating pull-out rangehood
- Contemporary floating style bathroom vanity units
- Ceramic tiles to all bathrooms and laundry
- Tiling to entry, family, kitchen and meals areas
- Carpet to all other internal areas
- DULUX
- Automatic Colorbond garage door with 2 remotes
- Oyster style light fittings throughout
- Fully finished tiled outdoor alfresco
- Slimline water tank

- 20mm Stone benchtops to Kitchen
- 2590mm ceiling heights (Ground Floor Only)
- Night / Day ducted Air Conditioning
- Coloured concrete driveway
- Laminate Floors to Entry / Hall / Kitchen and Living areas
- Dishwasher
- Microwave
- Ducted Rangehood
- 900mm wide Appliances

No Other Bonus Packages Applicable to H&L Packages

BONUS BUNDLE

EXCLUSIVELY WITH THIS PACKAGE

Luxury items bundled together for even more great value

Photographs and other images used may show fixtures, fittings or finishes which are not supplied by Hudson Homes, or which are only available in some designs, or when selected as additional upgrades at an additional cost. Please speak to a Hudson Homes New Home Consultant who is able to provide a Tender that specifically outlines the features, finishes and fixtures that you will receive. Facade is for illustration purposes only. Home and Land prices applicable at 01/07/2024