

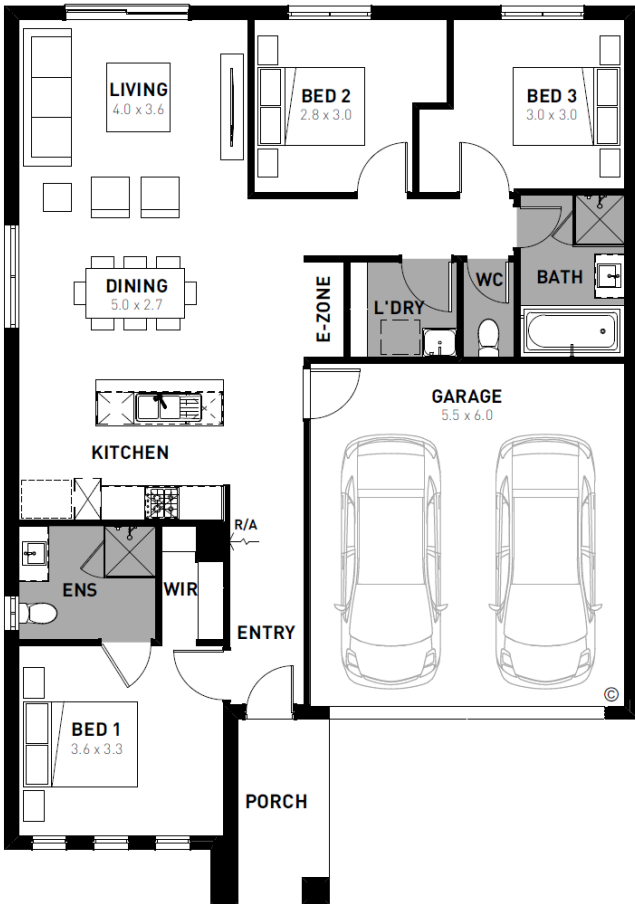
Home  
Starter  
Range\*



# Essence 17

FROM package price  
**\$483,500\***

3 2 2



**Alluvium Winter Valley - 350m2**  
**509 Rutledge Way**

- # Fixed site costs
- # Hudson facade included
- # 7-star energy rating
- # Quality floor coverings throughout
- # 600mm stainless steel kitchen appliances
- # Double glazed windows and sliding doors
- # 3.5K solar PV system
- # Choice of Industrial or Coastal colour scheme
- # 12 month maintenance period
- # 25 year structural guarantee
- # NBN Fibre Optic Connection
- # 2000L Water Tank
- # Includes Developer Discount – Call Josh to Discuss

**Homebuyers  
Centre**

\*Terms and conditions apply. Offer subject to availability and limited to the first forty (40) customers and builder capacity. The offer of the 'Home Starter Range' is limited to customers who sign a Preliminary Works Contract (PWC) between 2 October 2024 to 30 November 2024. No further discounts apply. This offer cannot be modified, substituted, or redeemed for cash. Homebuyers Centre reserves the right to update, change or cease this offer. Not to be used in conjunction with any other offer (discounts, incentives, or promotions). Full terms & conditions visit vic.homebuyers.com.au. The building practitioner is ABN Group (Vic) Pty Ltd trading as Homebuyers Centre CDB-U49215  
\*Price based on home type and floor plan shown and on builder's preferred siting. Floor plan depicts a traditional facade, modern facade shown and included in price. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. "From" pricing means that, subject to the terms of this disclaimer and any owner requested changes, the price advertised will be subject to change once fixed site costs and developer guidelines are confirmed. The price is based on an estimate and final pricing may vary if actual site conditions differ to those shown in these developer supplied documents Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land. Jan-25

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