

# HENLEY | BROOK



Artists Impression\*

Lot 421 Spruce Road

## House and Land Package

### Crawford 245



Celebration Homes

**Price From \$609,050\*\***    **Frontage 15m**    **SQM 375sqm**

#### Features

- Large entertaining alfresco
- Spacious cinema and games room
- Master bedroom with walk-in robes and ensuite



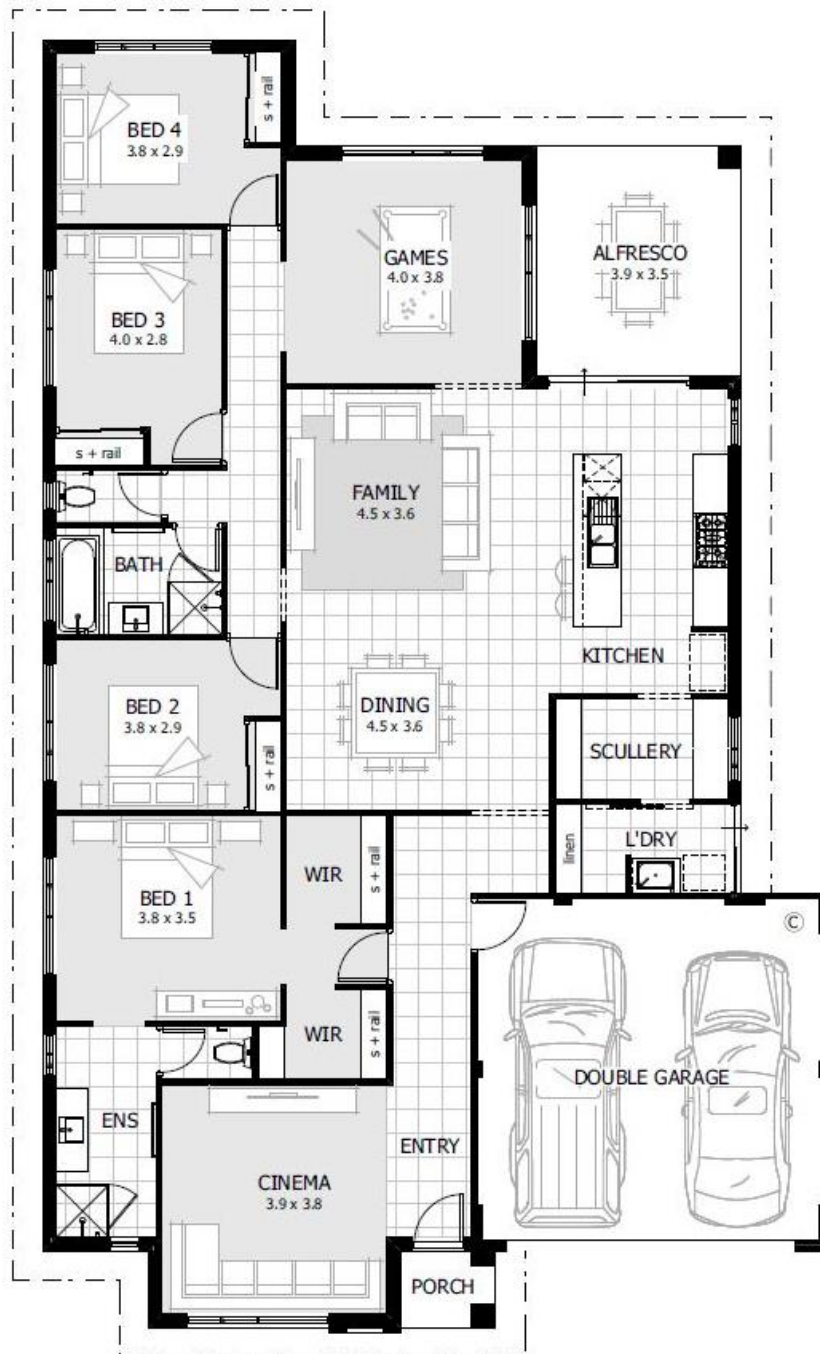
#### Ask about our Landscaping & Fencing Extras\*\*\*!

\*\*\*See [www.henleybrook.mirvac.com/Promotions](http://www.henleybrook.mirvac.com/Promotions) for the terms and conditions of this offer.

Contact **Alicia Strano** from Henley Brook on 0466 353 182 or Celebration Homes on 9202 2300.

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\*\*House and land sold separately. Land sold by Mirvac WA Pty Ltd. Buyers must enter into a separate contract with the builder and the builder is responsible for all matters relating to the building contract and the house. Buyers should review the land and building contracts carefully, obtain independent advice before proceeding and make their own enquiries. Illustration and artist's impressions of buildings, interiors and views are intended to be indicative only and may include upgrade items above standard specifications. Package includes land price, base home price and site works allowance, and is indicatively only and subject to change (including increase). Site works allowance can only be finalised following a survey to be carried out by the builder (at your cost). Other costs and fees are payable in addition to those quoted including transfer/stamp duty, settlement fees, registration fees, legal fees, finance costs, site works, consultants' fees, survey fees, approvals, service connections and variations. Mirvac reserves the right to withdraw or alter any package at any time without notice in its absolute discretion. See [henleybrook.mirvac.com](http://henleybrook.mirvac.com) for full terms and conditions. Produced 13 January 2023.