

EDGEWOOD 23 with Arcadia Facade

FUNCTIONAL DESIGN FOR GROWING FAMILIES

PH: (03) 58 315 226

www.sessionsbuilders.com.au

Introducing the

EDGEWOOD 23

HOUSE AND LAND PACKAGE – NORTHERN QUARTER ESTATE LOT 95

The Edgewood 23 has the effortlessly perfected the balance between the busyness of life and the importance of rest. The central living hub easily caters for growing families, while the dedicated sleep wing creates a peaceful haven for kids.



The Edgewood 23 boasts a bright and light filled living area where the kitchen, dining and living all blend seamlessly into one beautiful shared space.

Clever floor planning means an efficient use of space.



Alfresco

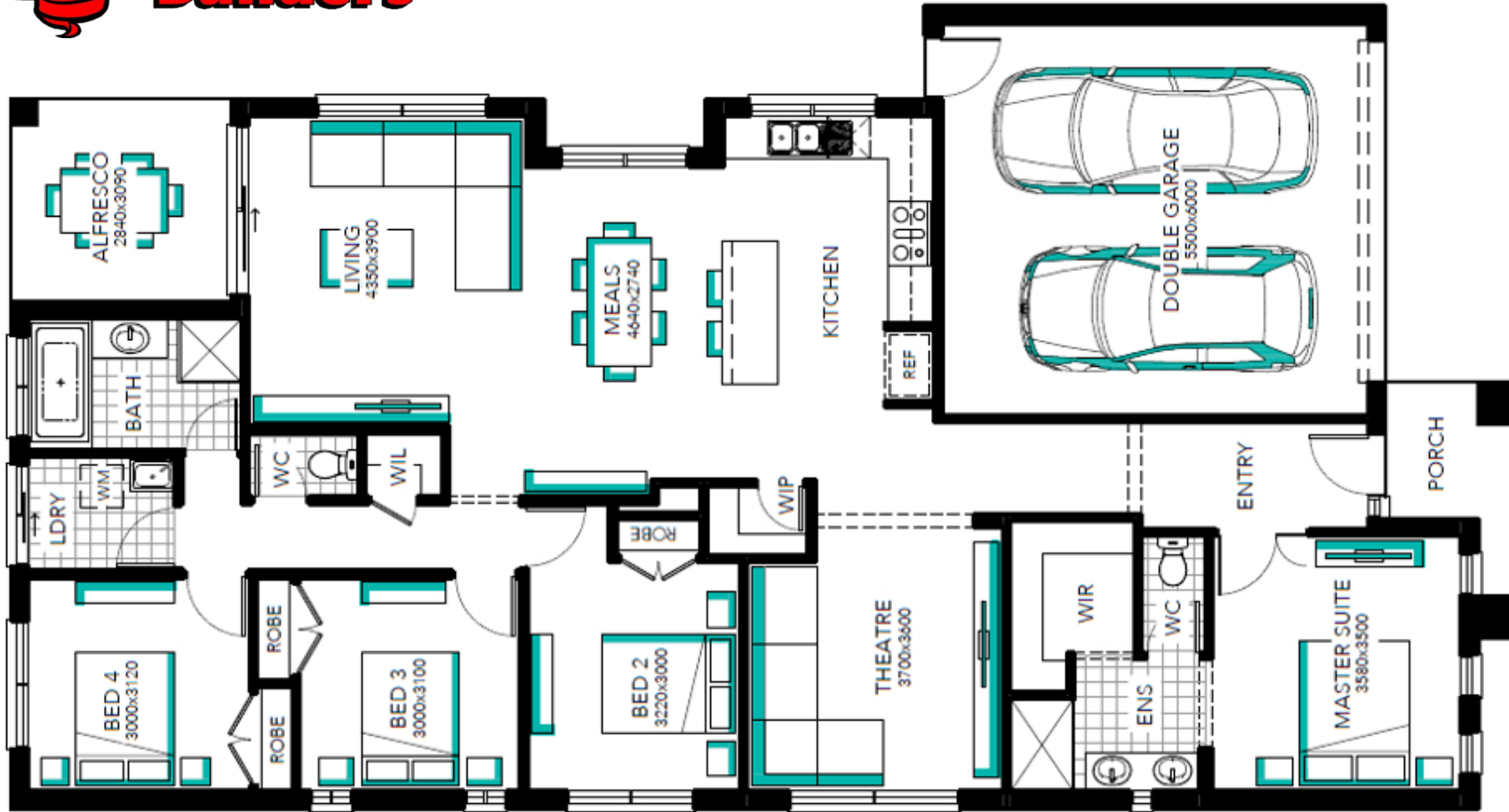
Great Alfresco area for outdoor entertaining. Separate Theatre/games room for lots of family memories.



Living Room and Alfresco



Master Suite



EDGEWOOD 23	
DESIGNED TO SUIT: 12.50m x 28.00m	
REAR SETBACK: 3.21m	
MINIMUM LOT WIDTH: 12.5m	
HOUSE EXTERIOR LENGTH	HOUSE EXTERIOR WIDTH
21.19m	11.25m
HOUSE AREA TOTAL	HOUSE TOTAL SQUARES
208.67m²	22.46





Our Inclusions

- Clothes line
- Mail box
- TV Antenna
- Concrete Driveway and Paths
- Colorbond Roof, including whirly birds
- 450mm Eaves around perimeter
- 2590mm high ceilings throughout
- Upgraded insulation to the roof and external walls
- Panel lift door with remotes to garage
- Extra allowance for slab engineering
- Double glazing throughout the home
- Stainless steel appliances including dishwasher
- Ducted refrigerated heating and cooling system
- Floor coverings throughout
- Stone benchtops to the kitchen
- 40LED down lights throughout
- Tiled shower bases with tiled wall niches
- Exhaust fans to W/C rooms
- Arcadia Façade
- \$5000.00 allowance for window coverings
- \$6000.00 allowance for fencing
- Lot 95 Angeleno Way

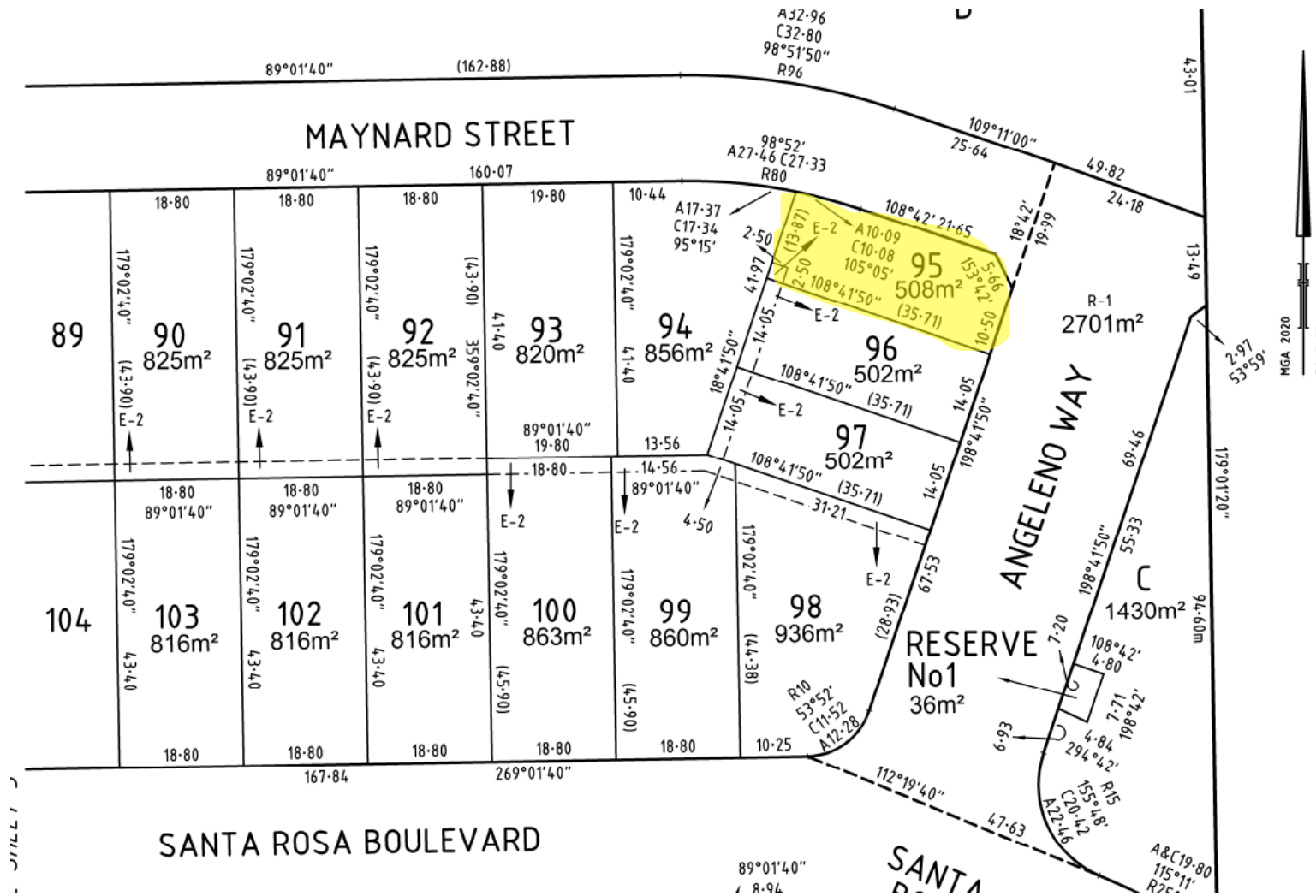




Lot 95 Angeleno Way Great location!

Dual access opposite parkland.

**Total House &
Land Package
\$669,500.00**



Terms and Conditions Apply
Excluding conveyancing fees and stamp duty



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Images are for illustrative purposes only and may depict features not supplied by the Builder including but not limited to landscaping, decking, driveway, fencing, window furnishings, wall furnishings, in-built joinery, decorative lighting, décor and furniture. (Some of these items may be available at additional costs and upon enquiry). The Builders reserves the right to amend inclusions without notice. All homes sold are subject to the developer and council approval.