

Airlie 30+ Cove façade.
Fixed price \$755,200*

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Lot 691 Aylward Street,
Lucas
Lucas Estate

Land size: 420m²
Home size: 275.97m²

- Cove façade included
- 7-Star energy rating
- Low E Double glazed, thermally broken awning windows
- Fixed site costs
- Metal roof in lieu of roof tiles
- Overhead cabinetry to Butler's Pantry design option (design specific)
- 1000mm island bench extension
- Undermount kitchen sink
- Downlights to the entire home
- 2740mm high ceiling to ground floor
- 2340mm high internal doors & front entry
- 2430mm high recessed stacker door to outdoor living
- Fisher & Paykel dishwasher and compact microwave oven
- 12 month maintenance period & 25 years structural warranty
- NBN Connection



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Advertised value includes over \$32,000 worth of upgrades based on the Seville 25+ home design. Over \$32,000 worth of upgrades is based on the RRP of Metal Roof in lieu of roof tiles, Butler's Pantry option (not available on the York 26+), 1000mm island bench extension, Polar Double Bowl Undermount kitchen sink, downlights to whole of home, 2740mm ceilings to Seville 25+, York 26+ and Barcelona 26+ and to ground floor of Airlie 30+, Montpellier 35+ and Grange 36+ 2340mm internal doors and front entry door, 2430mm high stacker door, Fisher & Paykel freestanding dishwasher and Fisher & Paykel built in microwave. Available for any new Boutique Homes customers, who pays a deposit and signs a Preliminary Works Contract between 8 Jan - 28 Sep 28 2025. In order to be eligible for the added upgrades, the customer must adhere to all appointments as scheduled by Boutique Homes, pay an initial \$2,500 deposit and sign initial paperwork within 24 hours of deposit payment. Boutique Homes may revise all pricing and promotions if the customer does not adhere to all appointments, promptly sign documentation as required, or unreasonably delays site start. Customer requested changes, including changes to master plans, design options, upgrades or variations, or delays in signing required documents will void this offer. This offer cannot be modified, substituted, redeemed for cash or credits, or applied to the base of the home. Boutique Homes reserves the right to update, change or cease this offer.

Lucas