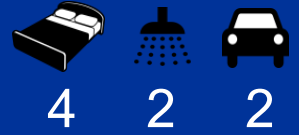




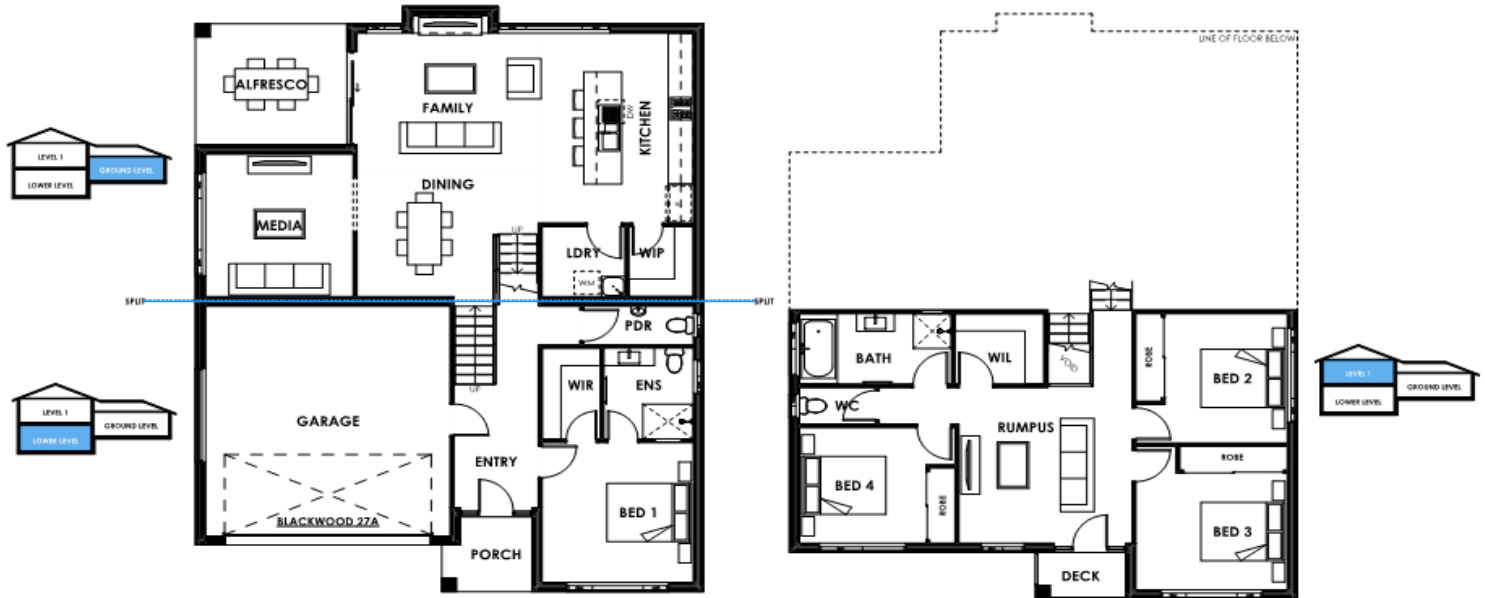
## Blackwood 27

## \$1,070,869

House Size: 252m<sup>2</sup> (27sq) Width: 12.1m Depth: 15.1m Minimum Lot Width: 15.1m



Lot 1002 Heartwood Drive Edgeworth  
Land valued at \$460,000



**Heartwood**  
*Home is where the heart is*

HOUSE AND LAND PACKAGE INCLUSIONS (See Over)

### FOR MORE INFORMATION

Prices shown are based on pricelist dated 01/12/24

David Ashton | Homeworld Thornton | 40 024 749 | 0437 515 571 | [thornton@visionhomes.com.au](mailto:thornton@visionhomes.com.au)

Vision reserves the right to change prices and inclusions without prior notice and without obligation. Undetermined site conditions such as cut and fill, tree removal, bushfire, rock, acoustics and developer covenants are excluded. Images shown are for illustrative purposes only and may not represent the final product. All packages are subject to approval by land developer or council.

## PACKAGE INCLUSIONS

- ✓ Façade as shown
- ✓ Modify standard plans
- ✓ Fixed Price Tender Guarantee
- ✓ Council fees based on Newcastle Council
- ✓ Site costs for M Class slab
- ✓ Standard Basix
- ✓ 20mm stone bench top to kitchen
- ✓ Soft close doors and drawers
- ✓ 3 coat paint system
- ✓ LED downlights
- ✓ Concrete to Alfresco
- ✓ Carpet and tiles throughout
- ✓ Steel frame
- ✓ Colorbond roof
- ✓ Wall hung vanities
- ✓ 1000mm wall tiles to bathroom & ensuite
- ✓ Shower niches
- ✓ Flyscreens to windows
- ✓ 1200mm wide entry door
- ✓ TV antenna
- ✓ Shower niches
- ✓ NBN ready for future activation
- ✓ 3 coat paint system
- ✓ LED downlights
- ✓ Flyscreens

### FOR MORE INFORMATION

Prices shown are based on pricelist dated 01/12/24

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# LOT 1002

HEARTWOOD DRIVE  
MCGEWORTH



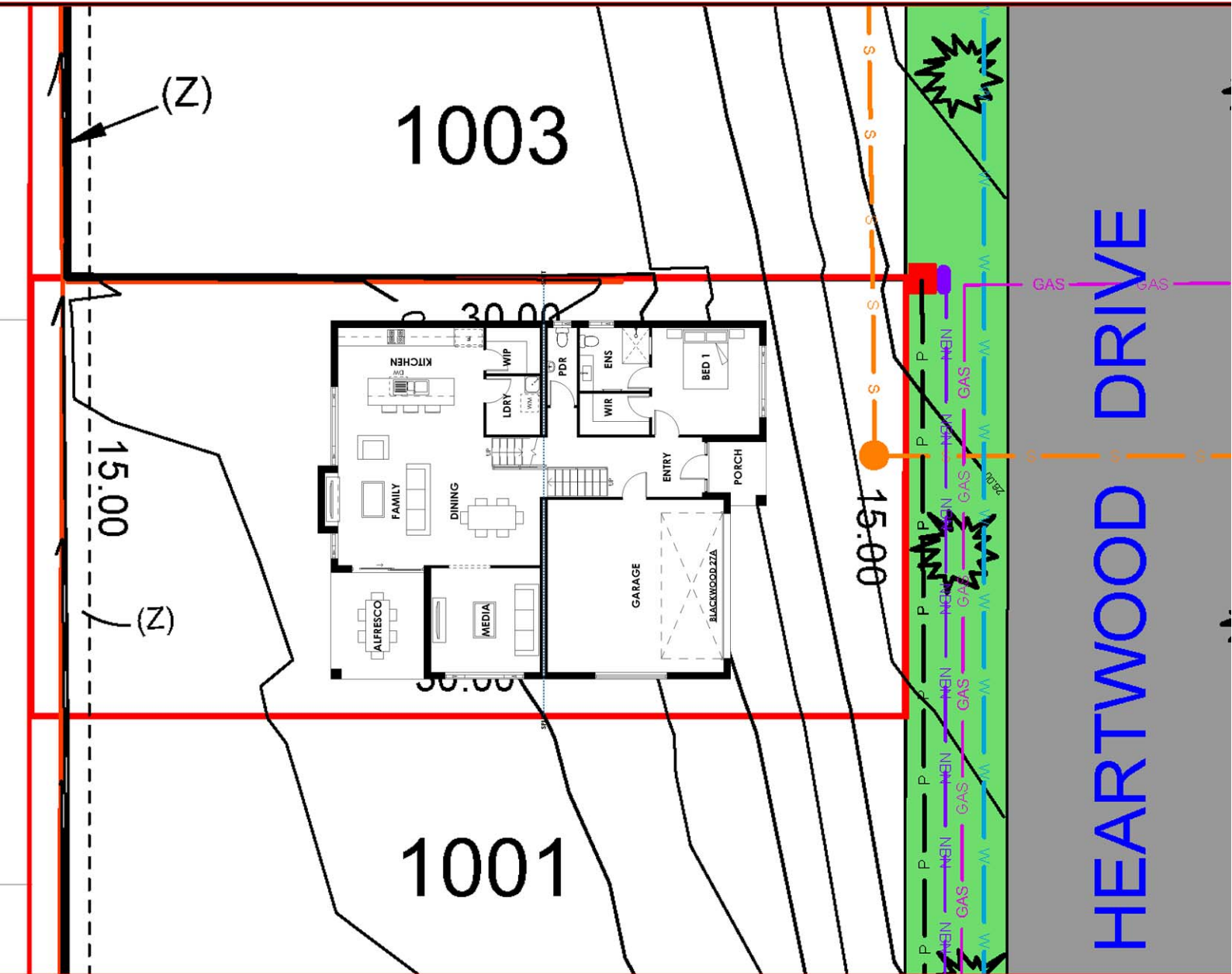
# Heartwood

Home is where the heart is

house name: **Blackwood 27a**

## PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:250 @ A4



## Scale 1:200 @ A4

## MASTER PLAN

- TELSTRA /NBN PIT
- HYDRANT
- STOP VALVE
- SEWER MANHOLE
- LIGHT POLE
- STORMWATER PIT
- ELECTRICITY PILLAR
- STREET TREES

- STORMWATER PIPE
- SEWER MAIN
- WATER MAIN
- TELSTRA /NBN
- UNDER GROUND POWER
- UNDER GROUND POWER
- RETAINING WALL

- (AA) - EASEMENT TO DRAIN WATER 2.0m WIDE
  - (Z) - RESTRICTION AS TO USER
  - (AB) - RESTRICTION AS TO USER
- RESTRICTIONS ON USE OF LAND AFFECT THE LOT

