

**4104/4104 Barclay Dr, North Rothbury, NSW 2335**



**House For Sale**

Monday, 10 June 2024

4104/4104 Barclay Dr, North Rothbury, NSW 2335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Greg Henderson  
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**\$746,600**

If you are looking for a high quality, custom built home in Huntlee, you have clicked on the right property. Customise your home to your style, plan, and inclusions, and let Vogue build your dream. Inclusions: + 35 years structural guarantee + FREE Ducted Air + Site & Authority Costs + H Class Concrete Slab + BASIX & NaTHERS + 2700 HIGH Ceilings\* + LED downlights + Floor Coverings (tiles & carpet) to WHOLE home + Tiles to Porch & Alfresco (not just concrete) + 20mm Caesar Stone benchtop to your Kitchen + 900mm wide island bench + 900mm Appliances + Free standing bathtub + Soft close drawers and doors to kitchen and bathrooms + Laminated overhead cupboards with bulkheads + Remote Controlled Garage Door + Colourbond roof including sarkings + Mirror Sliding doors to all robes with shelving and hang rails + Side and rear fencing with front yard landscaping by developer + NBN fibre to the premises by developer + Full height tiling + Driveways + Front landscaping + Fencing Disclosure

Evolve Inclusions have been modified for this home, so the inclusions above supersede the Evolve Inclusions where applicable. Floorplan not to scale. Furnishing for illustration purposes only. All drawings and images are for illustrative purposes only and should be used as a guide only. Vogue Homes reserves the right to revise the plans and specifications without notice or obligation. All designs are subject to design panel and codes, council and authority approvals and formal builder quotation. Areas are approximate. These inclusions exclude duplexes. All offers are not available with any other offer(s) unless specified. Where an item is required to be upgraded or substituted due to site specific requirements of an Authority, including but not limited to compliance with matters such as hydraulics, bushfire BAL rating, and/or acoustic requirements extra charges may apply. Images in Vogue Homes brochures may depict fixtures, finishes, and features not supplied by Vogue Homes or included in the Price including but not limited to retaining walls, landscaping, driveways and pathways, pergola, barbeque, decorator items, feature wall, decorator screen and shelving, water features, fencing, swimming pools, decks, fixtures, and letter boxes. All internal and external decor items are excluded. Refer to specifications for full details. Vogue Homes reserves the right to change or remove any of the included items, specifications, and suppliers at its discretion, without notice and without client's approval. Ducted Air unit is suitable for the selected home. Products shown are subject to home designs. The initial fee non-refundable is required to secure your brand-new home and land package. This fee is applied against your home price. If you are paying the developer direct, then the transaction is direct between yourself and the developer. The purchaser(s) agree to sign both House & Land agreements and land sale contract within 10 working days after documents are issued. Should this proposed sale be refused by the builder / land developer, the initial fee will be refunded to purchaser. Please note that you will only be able to exchange on the land when you sign the building agreement and pay the balance of the preliminary works fees as agreed. If you choose not to proceed with purchasing your package, then no refund will be issued. If you are dealing with the developer direct for the land, then please refer to the developer and their T&C's. Please note that the land developer may or may not refund their portion of the fees. Vogue Homes is not responsible for the developer's decision. \* means subject to inclusions.