



Image may depict upgrades that are not included in the pricing



House: 301.77sq | Land: 787.1m<sup>2</sup>

5 2 2

## HOUSE & LAND PACKAGE

Lot 609, 11 Shorthorn Road, Lochinvar

### SIROCCO 32

Love your home. Love your neighbourhood

Perry Homes in conjunction with Lochinvar Ridge are proud to present our Hampton facade with only the most necessary items included allowing you the flexibility to add as desired. Tiling, carpet, driveway, NBN provision etc are all included.

Perry Homes have been building quality homes for over 25 years. Be assured that building a Perry home is a sound investment and a home the whole family will be proud to call their own situated in the heart of the middle Hunter.

Surrounded by majestic mountains yet being so close to the thriving heart of Maitland, and only minutes from the Hunter Expressway. Be one of the first to be part of the new growth centre of Lochinvar.



**Noel Simmonds**  
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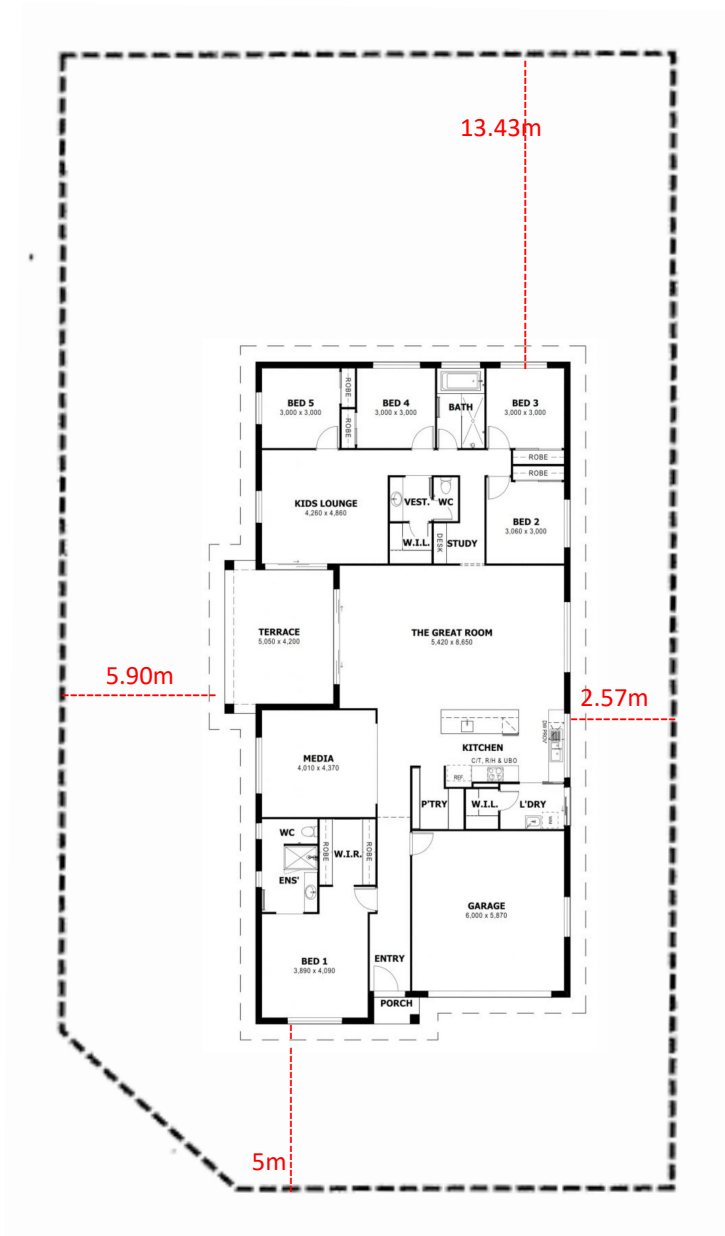
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**\$1,017,015**

HOUSE PRICE \$552,115  
 LAND PRICE \$464,900

#### INCLUSIONS

- Site Costs & BASIX allowance
- Hampton facade
- LAND IS REGISTERED
- Inspired By You upgrades.
- The Sustainability Collection
- all internal floor coverings
- 22.5 degree roof pitch
- Flyscreens to all windows & sliding doors
- Allowance for concrete to Driveway, Terrace & Porch
- Fully Ducted Air Conditioning
- 'Perry Homes Standard Inclusions'
- 2590mm ceiling height
- Wall mounted Clothesline
- TV Antenna & Letterboxeens
- Anticon blanket roof insulation
- Plus much more.....



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