



PREMIUM PLUS

SALE

ONLY \$4,990

Advantage
series

PREMIUM PLUS
SALE
ONLY \$4,990

KITCHEN UPGRADE

- ✓ 20mm stone benchtops to kitchen
- ✓ Laminated overhead cupboards either side of rangehood
- ✓ Stylus Blaze Pin sink mixer
- ✓ Franke 1 ¾ kitchen sink
- ✓ Melamine shelving to pantry



- ✓ SMEG 900mm stainless steel 5 burner gas cooktop
- ✓ SMEG stainless steel microwave oven with grill
- ✓ SMEG 600mm stainless steel underbench oven
- ✓ Choice of SMEG 900mm stainless steel glass canopy rangehood OR SMEG 900mm stainless steel canopy rangehood
- ✓ SMEG 600mm stainless steel dishwasher

ALFRESCO LIVING UPGRADE

- ✓ Outdoor Alfresco*
- ✓ Taubmans Endure 8-in-1 multi-benefit paint system
- ✓ Three (3) panel aluminium stacker door
- ✓ Clipsal Wiser Iconic™ Switch and Dimmers in white (x5 to rooms of choice)



BATHROOM UPGRADE

- ✓ 20mm stone benchtop to ensuite, bathroom & powder room (if applicable)
- ✓ Caroma Urbane II inset vitreous china vanity basin
- ✓ Grange overlap semi-frameless shower screen
- ✓ Dorf Enix range accessories to ensuite, bathroom & powder room (if applicable)
- ✓ Stylus Origin freestanding 1600 bath to bathroom
- ✓ Caroma pin multifunction shower rail to ensuite and shower rose to bathroom
- ✓ Caroma Morgana mixer tapware to ensuite, bathroom & powder room (if applicable)



EXTERNAL UPGRADE

- ✓ 6 Star Rheem instantaneous gas hot water system
- ✓ Termite resistant hybrid framing system - combination of steel frame and treated timber trusses
- ✓ Bradford R3.0 glass wool ceiling insulation batts (excludes garage, front porch and alfresco)
- ✓ Bradford R1.5 glass wool wall insulation batts to external walls (if applicable)



Colorbond®



MONIER™

KITCHEN UPGRADE

B



A



C



D





ADVANTAGE KITCHEN INCLUSIONS

- ✓ Ceramic tiled splashback
- ✓ Choice of designer handles from selected builder's range
- ✓ Bank of four (4) drawers
- ✓ European style stainless steel 600mm underbench oven
- ✓ European style stainless steel 900mm gas cooktop
- ✓ European style stainless steel 900mm canopy rangehood
- ✓ Squareform laminate benchtop
- ✓ Fully laminate cupboards/barbacks & end panels
- ✓ Dishwasher provision/connection

KITCHEN UPGRADE

- A 20mm stone benchtops to kitchen
- B Laminated overhead cupboards either side of rangehood
- C Stylus Blaze Pin sink mixer
- D Franke 1 $\frac{3}{4}$ kitchen sink
- E Melamine shelving to pantry



SEE NOTE ON BACK COVER

APPLIANCE
PACKAGE

smeg
technology with style

G SMEG 900mm stainless steel 5 burner gas cooktop



F SMEG stainless steel microwave oven with grill



H SMEG 600mm stainless steel underbench oven





I Choice of SMEG 900mm stainless steel glass canopy rangehood

OR



SMEG 900mm stainless steel canopy rangehood

J SMEG 600mm stainless steel dishwasher

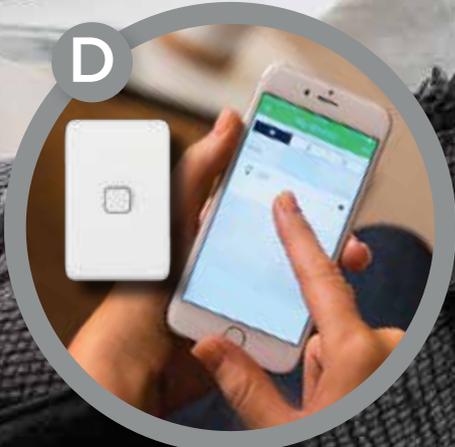


SEE NOTE ON BACK COVER

ALFRESCO LIVING UPGRADE



C



D



A

B



ADVANTAGE ALFRESCO & LIVING INCLUSIONS

- ✓ Decorative cornice to living areas
- ✓ Colonial feature skirting & architrave 67mm (nominal)
- ✓ Internal stairs with wrought iron balustrade & maple handrail
- ✓ Clipsal iconic light & power switches
- ✓ Double GPO's throughout
- ✓ TV point
- ✓ Phone point
- ✓ Gas heating point
- ✓ Gainsborough lever set handles

ALFRESCO LIVING UPGRADE

- A Outdoor Alfresco*
- B Taubmans Endure 8-in-1 multi-benefit paint system
- C Three (3) panel aluminium stacker door
- D Clipsal Wiser Iconic™ Switch and Dimmers in white (x5 to rooms of choice)

*Smartphone, Concrete, tiles, downlights and fan not included.

8 IN 1
MULTI-BENEFIT
PROTECTION

 TAUBMANS®

SEE NOTE ON BACK COVER

BATHROOM UPGRADE

C

E

B

F

G





ADVANTAGE BATHROOM INCLUSIONS

- ✓ Floating or semi-floating vanities (drawers not included)
- ✓ Range of laminate finishes to vanity unit
- ✓ Choice of designer handles from selected builder's range
- ✓ Polished edge mirror
- ✓ Ceramic tile splashback & skirting
- ✓ Quality chrome accessories
- ✓ Tempo dual flush close coupled toilet suite
- ✓ Chrome floor wastes throughout

BATHROOM UPGRADE

- A** 20mm stone benchtop to ensuite, bathroom & powder room (if applicable)
- B** Caroma Urbane II inset vitreous china vanity basin
- C** Grange overlap semi-frameless shower screen
- D** Dorf Enix range accessories to ensuite, bathroom & powder room (if applicable)
- E** Stylus Origin freestanding 1600 bath to bathroom
- F** Caroma pin multifunction shower rail to ensuite and shower rose to bathroom
- G** Caroma Morgana mixer tapware to ensuite, bathroom & powder room (if applicable)

A



SEE NOTE ON BACK COVER

EXTERNAL UPGRADE



A



B



C



D





ADVANTAGE EXTERNAL INCLUSIONS

- ✓ Face brickwork with PGH bricks from selected Advantage range, including natural mortar
- ✓ Concrete roof tiles from selected Advantage range
- ✓ Sectional garage door in standard Colorbond® colours (timber look not included)
- ✓ Keyed locks to openable windows
- ✓ Internal garage access door (where shown)
- ✓ Garden taps to front & rear
- ✓ Aluminium windows throughout
- ✓ Colorbond® fascia & gutter

EXTERNAL UPGRADE

- A** 6 Star Rheem instantaneous gas hot water system
- B** Termite resistant hybrid framing system - combination of steel frame and treated timber trusses
- C** Bradford R3.0 glass wool ceiling insulation batts (excludes garage, front porch and alfresco)
- D** Bradford R1.5 glass wool wall insulation batts to external walls (if applicable)

PLUS
PREMIUM
ROOF
UPGRADE
(items detailed
next page)

SEE NOTE ON BACK COVER

PLUS
PREMIUM
ROOF
UPGRADE

Choice of Colorbond®
roof with sarking

Colorbond®

PLUS
450mm eaves
(as nominated
on plan)



OR

Monier Horizon roof tiles



MONIER™

PLUS

450mm eaves
(as nominated
on plan)





It's where you want to live.

edenbraehomes.com.au

Note: Photographs in this brochure may depict upgrade items and items not supplied by Eden Brae Homes such as landscaping, fencing, pergolas, furnishings and swimming pools. The Advantage Premium Plus Sale applies to the Advantage Series range of homes only from 11/1/2021 and is not available in conjunction with any other offer unless stated. Only the items highlighted in this brochure are included in the Advantage Premium Plus Sale for only \$4,990. There are no credits for any items deleted from this promotion. Items are in addition to or in lieu of the Advantage Series standard inclusions. For a detailed list of inclusions and exclusions, please speak to a Sales Consultant in a display centre near you. BL120300C. EB_474 January 2021