

Package Price:

**\$1,404,253**



# Rouse Hill

Land Register: June 2023

**Sapphire Estate**

Valor - Hunter Facade

Double Storey - Double Garage Alcaraz 26

Lot: 2141 - pc10

5  3  2 

Land: 280m<sup>2</sup>

House: 245m<sup>2</sup>

Lot Width: 10.0m

Land Price: \$893,000

## YOUR NEW HOME INCLUDES:

- FREE Ducted Air
- European Appliances Included
- Fixed Site Costs
- Fixed Authority Costs
- Fixed Piering
- Fixed Drop Edge Beams
- Fixed BASIX
- H Class Slab
- Remote Garage
- No Hidden Costs
- 2700 HIGH Ceilings\*
- LED downlights
- Floor Coverings inc. Porch & Alfresco
- Colour Concrete Driveway
- Turf, Letterbox & Clothesline\*
- Stone Benchtop to your Kitchen
- 600mm Dishwasher\*
- For a full list inclusions, please refer to the brochure
- [www.vogue-homes.com.au](http://www.vogue-homes.com.au)



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 features, 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, barbecue, 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&Cs. 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. 06 August 2022.



**AWARD WINNING BUILDER**



**FINALIST 2018**  
HIA NSW Region Display Home  
above \$500,001



**FINALIST 2019**  
HIA NSW Region Kitchen  
in a Display Home



**FINALIST 2019**  
HIA NSW Region Medium Kitchen  
10sq-20sq



**FINALIST 2019**  
HIA NSW Region Bathroom  
in a Display Home



**WINNER 2019**  
HIA NSW Region Bathroom  
in a Display Home



**FINALIST 2020**  
HIA NSW Region Spec Home



Ducted Air Conditioning



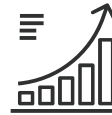
Step by Step  
Guidance



Energy Efficient  
Homes



180 Days  
Maintenance Period



Progress  
Update



Qualified Interior  
Designers



30 Year Structural  
Warranty\*



Flexible  
Designs



Quality  
Incursions



Turn Key Fixed  
Price\*

5/5 ON PRODUCTREVIEW.COM.AU



**Vogue Homes**

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**Reviews**

Sort by: **Newest**

**5.0**

★★★★★

43 reviews



- Build Stage**
- Pre-Construction (19)
  - Mid-Construction (4)
  - Post-Construction (18)

- Customer Service**  
●●●●● 4.9 (36)
- Site Admin** ⓘ  
●●●●● 4.9 (24)
- Timeliness**  
●●●●● 4.8 (29)

- Structural Integrity**  
●●●●● 4.9 (17)
- Plumbing & Waterproofing**  
●●●●● 4.8 (17)
- Electrical & Lighting**  
●●●●● 4.8 (16)
- Flooring**  
●●●●● 5.0 (16)
- Transparency** ⓘ  
●●●●● 4.8 (29)