



MILLFIELD RISE

HUNTER VALLEY

LOT 113

10 SWIFT PARROT ST,
MILLFIELD

HOUSE + LAND
240M² + 756M²

FROM
\$950,227

SITE COSTS = \$20,000
HOUSE = \$491,339
LAND = \$458,888

THE EDEN 240

4

2.5

2

2



CLASSIC FACADE



The Complete Home

INCLUSIONS

FIXTURE RANGE

Mizu Drift - Chrome



CUSTOMISATION

Free floorplan changes to suit your lifestyle
Trusted local builder, genuine area knowledge
Open & honest advice throughout
A planned, considered approach to building

ELECTRICAL

Fujitsu 12kW 3 zone ducted air-conditioning
Slimline downlights - internal & external
Clipsal Iconic points & switches, 2 USB points

EXTERIOR

Classic or Country facade included
PGH Bricks, James Hardie cladding & render
Colorbond roof, gutters & garage door
Coloured concrete driveway
Tiled alfresco & porch
Covered & tiled alfresco
Standard site costs & BASIX

INTERNAL

High ceilings - 2570mm
Haymes Paint 3-coat process
Quality tiled main flooring (7 options)
Plush carpet to bedrooms & media
Roller blinds to remaining clear glass windows

KITCHEN & LAUNDRY

Soft-close Polytec matt cabinetry
20mm Zenith surfaces by Stone Ambassador
Stone to kitchen, laundry & study tops
900mm appliances Fisher & Paykel - Series 5
Gas or induction cooktop
Subway tile splashback - matt or gloss
Momo cabinetry handles (9 options)

BATHROOMS

Splash zone tile height
Freestanding or inset bath
Wall-hung drawer vanities
Top-mount basins
Niche to ensuite shower
Semi-frameless shower screens
Square-set ceiling in main & ensuite
Rectangular frameless mirrors
Flush floor level to ground floor wet areas

WINDOWS & DOORS

Remote Steeline sectional panel lift
garage door (5 profiles)
Hume XN1 entry door - 920 x 2040mm
Gainsborough Trilock levers - Align or Angular
Hume flush internal doors
Gainsborough internal handles (2 options)

COUNTRY



CLASSIC



FREE FACADES

Classic or Country

+ \$7,500

Hamptons

Cove

Urban

Rustic

Contemporary 1

+ \$12,500

Contemporary 2

Coastal

City

THE EDEN 240



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CANDOR *Homes*

Disclaimer: Information provided is for general guidance only. For land enquiries, please refer to the Millfield Rise Land Sales Office. The advertised build price excludes landscaping and fencing and is subject to further site investigations, a bushfire report and final inclusions selected. All information contained in this flyer is provided as a guide only. Please contact your Candor Homes Sales Consultant for full details. BLN 330588C