eden brae homes



Lot 124, Swift Parrot Street, Millfield

EBXPRESS SERIES

Liberty 21, Hampton Sands Facade

21	4	2	2

Fixed Price

$809,900

House & Land Package

Fixed Price:
$809,900

Land Price:
$438,000

Build Price:
$381,900

Promotional Value:
-$10,000

Highlights

- All site costs & Basix 7 Star requirements
- Solar system & double-glazed windows
- Ducted aircon & ceiling fans
- Tiles or laminate flooring to living areas
- Quality carpet to balance of home
- Stone benchtops & Omega appliances
- Alarm system & garage remote
- Downlight Package
- Alfresco & much more

MILLFIELD RISE
HUNTER VALLEY

BUILD WITH CONFIDENCE

Lot 124, Swift Parrot Street, Millfield

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Land Registered: February 2026



Prices are based on a standard home design, standard façade, and the builder's preferred siting. All prices include GST and are subject to change without notice. Estimated start timeframes are dependent on client, developer, and council processes. This includes, but is not limited to, client variations, acceptance of tender and contract within seven (7) days, land registration, and all required approvals. Siting is based on preliminary developer information. Any changes to land size, service locations, or Section 88B instrument requirements may necessitate amendments to the floor plan or siting. Driveways are not included unless specified. Any driveway shown on plans, illustrations, renders are for illustrative purposes only. Images are for illustrative purposes only and may depict façades, finishes, or upgrades not included in the base price and available at an additional cost. For full terms and conditions on any house and land promotions or rebates, please refer to the relevant promotion documentation. Builder's Licence No. 120300C. Effective from August 2026.

Call 1300 645 860

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Construction

- Site costs
- Connection of services
- Compliance approvals
- Environmental management requirements
- Internal & independent building inspections
- Construction & warranty insurance premiums
- Site excavation
- “M” class concrete slab
- Termite resistant framing

Basix 7 Star

- NatHers energy rating assessment
- Solar system
- Low-E double glazing to windows (excludes wet areas) & living area sliding doors
- Ceiling fans to living areas
- Wall wrap around home
- R2.5 external wall insulation
- R6.0 ceiling insulation (excludes garage, porch & alfresco)
- Roof sarking & ventilation
- Electric storage hot water system (location specific)
- 3000L above ground rainwater tank
- Minimum 3A rated tapware & toilets
- Enviroseal jambs to external hinged doors

Façade

- Face brickwork & natural mortar
- Concrete roof tiles
- Steel fascia & guttering
- Aluminium window frames
- All weather paintwork

Living & Alfresco

- 2440mm ceiling height to ground & first floor
- Cove cornices, colonial skirting boards & architraves
- Tiles or laminate flooring to entry, kitchen & living areas
- Timber staircase with carpet flooring (design specific)
- Walk in robe to main bedroom & wardrobes to balance
- Shelving to all robes & linen
- Tiled roof with timber post & concrete floor to alfresco (design specific)
- Low sheen paint to walls & gloss paint to woodwork
- Garden tap to front and rear

Doors

- Steel sectional overhead garage door with remote
- Solid timber feature panel to entry with timber frame
- Glazed timber or aluminium sliding to laundry (design specific)
- Flush external to garage with steel frame (design specific)
- Flush panel hinged to rooms & robes
- Glass sliding with aluminium frame to alfresco (design specific)
- Door furniture (series specific)

Kitchen

- 20mm stone to benchtop, overhang & breakfast bar (design specific)
- Laminated cabinetry, barbacks & end panels with stainless steel handles
- White melamine shelving to pantry
- 1 and 3/4 bowl stainless steel sink with mixer
- Swivel spout mixer to sink
- 600mm underbench oven
- 600mm cooktop
- 600mm canopy rangehood
- Dishwasher provision & connection points
- Tiles to splashback

Laundry

- Tiles to floor & splashback
- 45L steel laundry tub with white metal cabinet
- Chrome mixer to tub
- Chrome finish washing machine cocks

Ensuite, Bathroom & Powder Room

- Tiles to floor & splashback
- Laminated cabinetry to semi-floating vanity
- Vitreous China vanity basins
- 20mm stone to benchtop
- Polished edge mirror
- Semi-framed shower screens
- Acrylic bath with tiled hob
- Vitreous China toilets
- Chrome floor wastes
- Tapware, handles & accessories (series specific)
- Exhaust fan to ensuite & bathroom

Electrical & Gas

- Fully ducted air conditioner
- Lighting per electrical plan
- Double power points per electrical plan
- Television point to living room
- Telephone point to kitchen
- Natural gas to cooktop, hot water system & heating point (location specific)
- Downlight package

Safety

- Alarm system
- Smoke detectors direct wired with battery backup
- Trilock to entry door
- Keyed lock to laundry door or deadlock if external
- Keyed lock to glass sliding doors & windows
- Laminated safety glass to shower screens
- Electrical safety switch in meter box

Additional Inclusions

For details on any possible estate-specific inclusions or to learn more, please speak with one of our Sales Consultants.