

# The Advantage Opulence Collection

**Huge  
Savings on  
Luxury  
Upgrades**

**\$5,990**

Single Storey

**\$6,990**

Double Storey





Midland 21 as displayed at HomeWorld Leppington

See disclaimer on back cover.

# We Stand By Our Word. That's the Eden Brae Difference.



## 18 MONTHS PRICE LOCKDOWN

Eden Brae provides 12 months fixed pricing on all items in the contract, not just the base or package price. In addition to this, Eden Brae Homes can offer fixed capped pricing for a further 6 months to those that require a delayed start.<sup>1</sup>



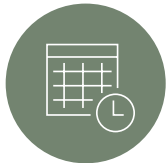
## FIXED PRICE CONTRACT

Our prices are fixed and contracted with no surprises or additional charges for unforeseen site conditions. Can you afford to enter into a contract where you don't know what the final price will be?<sup>2</sup>



## INDEPENDENT QUALITY INSPECTIONS & ACCREDITED QUALITY SYSTEM

Only Eden Brae Homes has all of its homes independently inspected by Tyrrells Property Inspections. Would you trust a builder without a quality assurance program?



## LIMITED HOUSING STARTS & FORECAST START DATE

At Eden Brae Homes, we make a point of limiting the number of homes we start every month to ensure our capacity is not exceeded. This practice allows us to forecast the commencement and completion of your new home – consistent with our Procedure of Purchase.<sup>3</sup>



## BUILDWATCH

Eden Brae provides round the clock access to the progress of your new home with our BuildWatch on site camera and myedenbrae Portal, which provides our customers with 100% complete transparency.<sup>4</sup>



## RENTAL GUARANTEE

Simple – if we don't finish on time, we pay your rent. Eden Brae Homes leads the building industry with exceptional construction times and guarantees these time frames with our rental guarantee.<sup>5</sup>



## BUSINESS MANAGEMENT & FINANCIAL STABILITY

The solid business foundations and financial strength of Eden Brae Homes have been proudly recognised as industry leading by both the Housing Industry Association and the Master Builders Association.



## BUILD WITH CONFIDENCE

Our Buildsure™ Guarantee, combined with our 4-Star Gold iCIRT rating, ensures you can enjoy unparalleled confidence and assurance when choosing Eden Brae Homes.

1. Price Lock Down. In addition to our standard 12 months, start dates can be further extended by up to 6 months at an additional cost. Refer to Price Lock Down brochure for current rates. 2. Applies to exclusive EBH House & Land packages and Essentials package during construction. 3. Start date subject to customer, developer and council meeting timeframes including but not limited to land registration, tender and contract signing in accordance with our Procedure of Purchase, developer and council approval. 4. BuildWatch allocation is subject to area internet connectivity. Refer to BuildWatch flyer for process. 5. Rent up to \$650 per week maximum. Conditions apply. Eden Brae reserves the right to change or withdraw from this offer without notice or obligations. July 2023





Midland 23 as displayed at HomeWorld Thornton

See disclaimer on back cover.



---

# The Advantage Opulence Collection

---

The Advantage Series are home designs that embody modern day family living at its best with affordability top of mind. These single and double storey homes have been designed to suit a variety of block sizes and orientations, allowing you to select a design that suits your lifestyle.

The Advantage Opulence Collection offers a variety of options for you to choose from allowing you to personalise your home to fit your style, needs and budget to complete your dream home. All offers in this brochure are exclusive to Advantage Series customers only.



# The Advantage Opulence Collection

Huge saving

## Kitchen

- ✓ 20mm Stone Benchtop to Kitchen in a range of selected colours
- ✓ Ceramic Tiled to Splashback from selected range
- ✓ White melamine shelving to pantry
- ✓ Laminated overhead cupboards on either side of rangehood in flat profile finish
- ✓ Choice of Sink Mixer in Chrome or Black
- ✓ Franke 1 ¾ kitchen sink
- ✓ Bank of Four (4) Drawers in range of builders colours

## Appliance Package

- ✓ SMEG 600mm Stainless Underbench Oven
- ✓ SMEG 900mm Stainless Steel 5 Burner Gas Cooktop
- ✓ SMEG 600mm Stainless Steel Dishwasher
- ✓ SMEG Stainless Steel Microwave Oven with Grill
- ✓ Choice of SMEG 900mm Stainless Steel Canopy or SMEG 900mm Glass Canopy Rangehood

## Living & Alfresco

- ✓ Decorative Cornice to Living Areas
- ✓ Three (3) Panel Aluminium 2100mm High Stacker Doors (if applicable)
- ✓ Taubmans Endure 8-in-1 Multi Benefit Paint System

## PLUS Alfresco Upgrade



PLUS



Fully Ducted  
Air Conditioner

# s on extra luxury inclusions

## Ensuite & Bathroom

- ✓ 20mm Stone Benchtop to Ensuite, Bathroom & Powder Room (if applicable)
- ✓ Stylus Origin Freestanding 1600mm Bath to Bathroom
- ✓ Range of Laminate Finishes to Vanity Unit
- ✓ Caroma Urbane II Inset Vitreous China Vanity Basin
- ✓ Caroma Morgan Mixer Tapware to Ensuite, Bathroom & Powder Room (if applicable)
- ✓ Caroma Pin Multifunction Shower Rose to Bathroom
- ✓ Caroma Pin Multifunction Shower Rail to Ensuite
- ✓ Caroma Cosmo Accessories to Ensuite, Bathroom & Powder Room (if applicable)
- ✓ Choice of Designer Handles from Selected Builders Range
- ✓ Grange Overlap Semi-Frameless Shower Screen
- ✓ Choice of Floating or Semi Floating Vanity

## External

- ✓ 6 Star Rheem Instantaneous Gas Hot Water System
- ✓ Sectional Garage Door in Selected Colorbond® Colours
- ✓ Termite Resistant Hybrid Framing
- ✓ Bradford R4.0 Glass Wool Ceiling Insulation Batts (excludes garage, porch & alfresco)
- ✓ Bradford 2.5 Glass Wool Wall Insulation Batts to External Walls

PLUS  **MONIER™** or **Colorbond®**  
**Premium Roofing  
Upgrade**







Midland 23 as displayed at HomeWorld Box Hill

See disclaimer on back cover.



---

# Kitchen

---



Ceramic Tiled Splashback  
from selected range



20mm Stone Benchtop to Kitchen in a range  
of selected colours



White melamine shelving to pantry



Laminated overhead cupboards on either side  
of rangehood in flat profile finish



Choice of Sink Mixer in Chrome or Black

# Appliance Package



SMEG 600mm Stainless Steel  
Underbench Oven



SMEG 600mm Stainless Steel Dishwasher



SMEG 900mm Stainless Steel 5 Burner  
Gas Cooktop



Choice of SMEG 900mm Stainless Steel Canopy or  
SMEG 900mm Glass Canopy Rangehood



Bank of Four (4) Drawers in range  
of builders colours



SMEG Stainless Steel Microwave Oven  
with Grill



Franke 1 ¾ kitchen sink



Paddington 21 as displayed at HomeWorld Leppington

See disclaimer on back cover.





# 21 Times

## Professional Major Builder Award Winner

It's more than an award for our team, it shows years and years of hard work and dedication. We don't take shortcuts, we build homes we'd be proud to live in and these awards are a testament to that. When you build with Eden Brae, you can build with confidence.





Bristol 30 (Guest Suite) as displayed at HomeWorld Leppington

See disclaimer on back cover.





Ellenbrook 26 MK3 as displayed at HomeWorld Leppington

See disclaimer on back cover.



# Living & Alfresco



Decorative Cornice to  
Living Areas



Three (3) Panel Aluminium 2100mm High Stacker  
Door (if applicable to design)



Taubmans Endure 8-in-1 Multi Benefit  
Paint System

# Alfresco Upgrade

Enjoy entertaining outdoors  
with your spacious alfresco

Concrete floor only to alfresco as per plan. Excludes fan, tiles, downlights, pergola, furniture, outdoor barbecue and landscaping.





# Fully Ducted Air Conditioner







Ellenbrook 26 MK3 as displayed at HomeWorld Leppington

See disclaimer on back cover.

---

# Ensuite & Bathroom

---



20mm Stone Benchtop to Ensuite, Bathroom & Powder Room (if applicable)



Stylus Origin Freestanding 1600mm Bath to Bathroom



Range of Laminate Finishes to Vanity Unit



Caroma Urbane II Inset Vitreous China Vanity Basin



Caroma Morgana Mixer Tapware to Ensuite, Bathroom & Powder Room (if applicable)



Caroma Pin Multifunction Shower Rose to Bathroom



Caroma Cosmo Range Accessories to Ensuite, Bathroom & Powder Room (if applicable)



Caroma Pin Multifunction Shower Rail to Ensuite



Choice of Designer Handles from Selected Builders Range



Choice of Floating or Semi Floating Vanity



Grange Overlap Semi-Frameless Shower Screen





Bristol 30 (Guest Suite) as displayed at HomeWorld Box Hill

See disclaimer on back cover.





Bristol 30 (Guest Suite) as displayed at HomeWorld Leppington

See disclaimer on back cover.



---

# External

---



6 Star Rheem Instantaneous Gas Hot Water System



Sectional Garage Door in Selected Colorbond® Colours



Termite Resistant Hybrid Framing



Bradford R4.0 Glass Wool Ceiling Insulation Batts (excludes garage, porch & alfresco)



Bradford 2.5 Glass Wool Wall Insulation Batts to External Walls



# Choose Your Premium Roofing Upgrade



Choice of Monier Horizon roof tiles with seamless ridge capping and 450mm eaves (as nominated on plan)



Colorbond®

Or Colorbond® roof with Sarking  
and 450mm eaves (as nominated on plan)





Bristol 35 (Guest Suite) as displayed at HomeWorld Thornton

See disclaimer on back cover.



Our **Buildsure™ Guarantee**, combined with our 4-Star Gold **iCIRT** rating, ensures you can enjoy unparalleled confidence and assurance when choosing **Eden Brae Homes**.



**iCIRT** is an independent star-rating assessment that helps consumers find a trusted builder who has shown they have the capital, capability and experience to deliver quality buildings you can trust.

- ✓ NSW Government initiative in partnership with Equifax Australasia Credit Ratings.
- ✓ Independent assessment across six categories including: Capability, Conduct, Character, Capacity, Capital and Counterparties.
- ✓ Performance measures include: project data, building performance, insurance claims, license checks, industry awards, trading partners, payment performance, credit records, financial data, related parties and criminal history.



Our **Buildsure™ Guarantee** is our commitment to a smooth and hassle-free build process from your initial design consultation, through to planning and construction, handover and beyond into your structural warranty period.

- ✓ 18 Months Price Lockdown<sup>1</sup>
- ✓ Fixed Price Contract<sup>2</sup>
- ✓ BuildWatch<sup>3</sup>: Complete, round-the-clock progress transparency
- ✓ Limited Housing Starts and Forecast Start Date<sup>4</sup>
- ✓ Independent Quality Inspections and Accredited Quality System
- ✓ Rental Guarantee<sup>5</sup>

## BUSINESS MANAGEMENT & FINANCIAL STABILITY

The solid business foundations and financial strength of Eden Brae Homes have been proudly recognised as industry leading by both the **Housing Industry Association** and the **Master Builders Association**.



**TERMS & CONDITIONS:** The use of the iCIRT star-rating is subject to Equifax's terms, exclusions and/or disclaimers which are available at [www.buildrating.com](http://www.buildrating.com). Please scan the QR code for further information on this particular iCIRT star-rating. 1. Price Lock Down: In addition to our standard 12 months, start dates can be further extended by up to 6 months at an additional cost. Refer to Price Lock Down brochure for current rates. 2: Applies to exclusive EBH House & Land Packages and Essentials Package during construction. 3: BuildWatch allocation is subject to area internet connectivity. 4 Start Date subject to client, developer and council meeting timeframes including but not limited to land registration, tender and contract signing in accordance with our Procedure of Purchase, developer and council approval. 5: Rent up to \$650 per week maximum. All further structural guarantees are in accordance with Statutory requirements. Conditions apply. Eden Brae reserves the right to change or withdraw from this offer without notice or obligations. Eden Brae Homes Licence Number: 120300C. Effective July 2023.



BUILD WITH CONFIDENCE



Recognised by Industry Leading Bodies - HIA & MBA

[www.edenbraehomes.com.au](http://www.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 Opulence Collection applies to the Advantage Series range of homes only from 24/07/2023 and is not available in conjunction with any other offer unless stated. Only the items highlighted in this brochure are included in The Advantage Opulence Collection for only \$5,990 for single storey homes and \$6,990 for double storey homes. 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. 734\_2023