



BUILD WITH CONFIDENCE

PRESTIGE LUXURY COLLECTION

HUGE SAVINGS ON
LUXURY UPGRADES

\$7,990

SINGLE STOREY

\$8,990

DOUBLE STOREY



Waldorf 44 MK2 as displayed at HomeWorld Box Hill

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.¹



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?²



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.³



BUILDWATCH

Buildwatch provides Eden Brae customers with updates on their build progress via our myedenbrae customer portal. Stay connected throughout the build providing you with peace of mind during your home build journey.



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.⁴



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. Rent up to \$650 per week maximum. This will be noted as Liquidated Damages in your building agreement. Conditions apply. Eden Brae reserves the right to change or withdraw from this offer without notice or obligations. December 2024.



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PRESTIGE LUXURY COLLECTION

The Prestige Series are luxury home designs that embody the ultimate level of comfort, elegance and indulgence when it comes to modern day living. From the expansive floor plans, unique facades and the finest luxury inclusions, these homes offer the perfect lifestyle for family life, relaxation and entertainment.

The Prestige Luxury 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 Prestige Series customers only.



PRESTIGE LUXURY COLLECTION

KITCHEN

- ✓ 20mm Stone Benchtop to Kitchen in a range of selected colours
- ✓ 40mm Stone Benchtop to Island (as nominated on plan)
- ✓ Featured Window to Splashback (as nominated on plan)
- ✓ White melamine shelving to pantry
- ✓ Laminated overhead cupboards on either side of rangehood in flat profile finish
- ✓ Choice of Clark Prism Large Single Bowl Undermount Sink or Blanco 1 ¾ Naya Sink
- ✓ Choice of Dorf Vixen Retractable Sink Mixer in Chrome or Chrome/Black
- ✓ Soft Closing Hinges to Cupboards & Drawers
- ✓ Cold Water Point to Fridge
- ✓ Laminated Cupboards/Barbacks & End Panels in Flat Finish
- ✓ Bank of Four (4) Drawers in range of builders colours

APPLIANCE PACKAGE

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

LAUNDRY

- ✓ 300x600mm Tiles to Splashback
- ✓ 20mm Stone Benchtop up to 800mm
- ✓ 45L Stainless Steel Drop in Tub & Chrome Mixer
- ✓ Laminate Base Cabinet up to 800mm with Flat Finish
- ✓ Fully Glazed Timber Framed Door (if applicable)

LIVING & ALFRESCO

- ✓ Choice of Square Set or Decorative Cornice to Living Areas
- ✓ 2590mm Ceilings to Ground Floor
- ✓ Taubmans Endure 8-in-1 Multi Benefit Paint System
- ✓ Brushed Aluminium Ceiling Fan to Alfresco
- ✓ White Melamine Shelving to Robes & Linen
- ✓ Three (3) Panel Aluminium 2100mm High Stacker Door (if applicable)
- ✓ 2340mm High Passage Doors to Ground floor & 2040mm High Passage Doors to First Floor
- ✓ Choice of Gainsborough Lever Set

PLUS



**FULLY DUCTED
AIR CONDITIONER**

HUGE SAVINGS ON LUXURY UPGRADES

ENSUITE & BATHROOM

- ✓ 20mm Stone Benchtop to Ensuite, Bathroom & Powder Room (if applicable)
- ✓ Stylus Basis Freestanding 1600mm Bath to Bathroom
- ✓ Range of Laminate Finishes to Vanity Unit
- ✓ Caroma Luna Inset Vanity Basin
- ✓ Caroma Cube Wall Hung Extension Basin with Urbane II Bottle Trap in choice of Chrome or Black to Powder Room
- ✓ Caroma Luna Fixed Overhead Rain Shower to Bathroom in Choice of Colour
- ✓ Caroma Luna Multifunction Rail Shower to Main Ensuite in Choice of Colour
- ✓ Caroma Luna Accessories to Main Ensuite, Bathroom & Powder Room in Choice of Colour
- ✓ Caroma Luna Mixers to Main Ensuite, Bathroom & Powder Room in Choice of Colour
- ✓ Choice of Floating or Semi Floating Vanity
- ✓ Aqua Deluxe Overlap Semi-Frameless Shower Screen
- ✓ Drawers to Master Ensuite (if applicable)
- ✓ Smart Tile Floor Waste to all Showers
- ✓ Soft Close Cupboards and Drawers to Vanities
- ✓ Shower Niche to Master Ensuite & Bathroom

EXTERNAL

- ✓ 6 Star Rheem Instantaneous Gas Hot Water System
- ✓ Sectional Garage Door in Selected Colorbond® Colours
- ✓ Termite Resistant 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





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KITCHEN



Featured Window to Splashback
(as nominated on plan)



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



40mm Stone Benchtop to Island (as
nominated on plan)



OR



Choice of Clark Prism Large Single Bowl Undermount Sink or Blanco 1 3/4 Naya Sink



OR



Choice of Dorf Vixen Retractable Sink Mixer in Chrome or Chrome/Black



Soft Closing Hinges to Cupboards & Drawers



Cold Water Point to Fridge



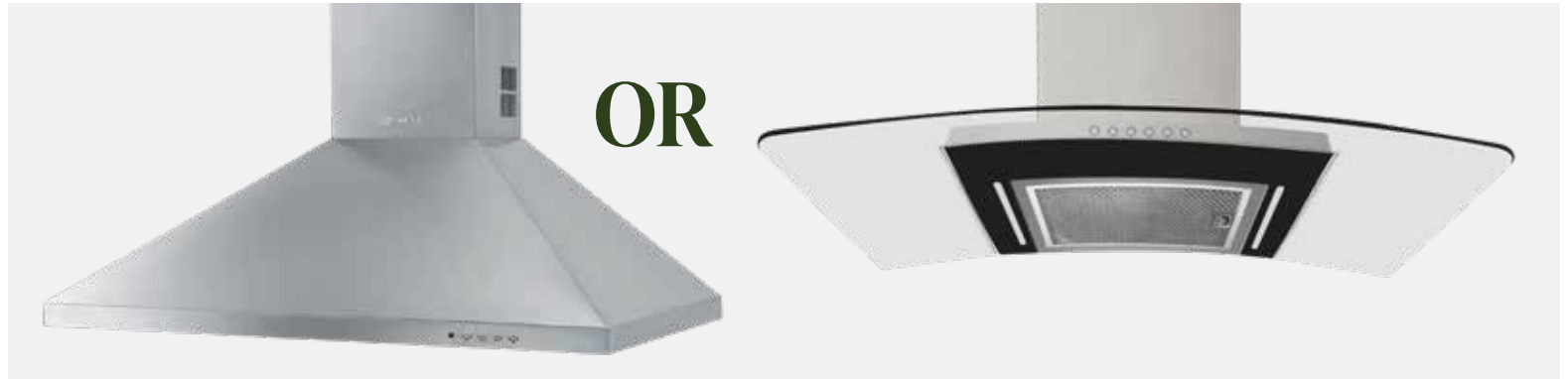
Laminated Cupboards/Barbacks & End Panels in Flat Finish



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



APPLIANCE PACKAGE



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



SMEG 600mm Stainless Steel Dishwasher



SMEG Stainless Steel Microwave Oven
with Grill

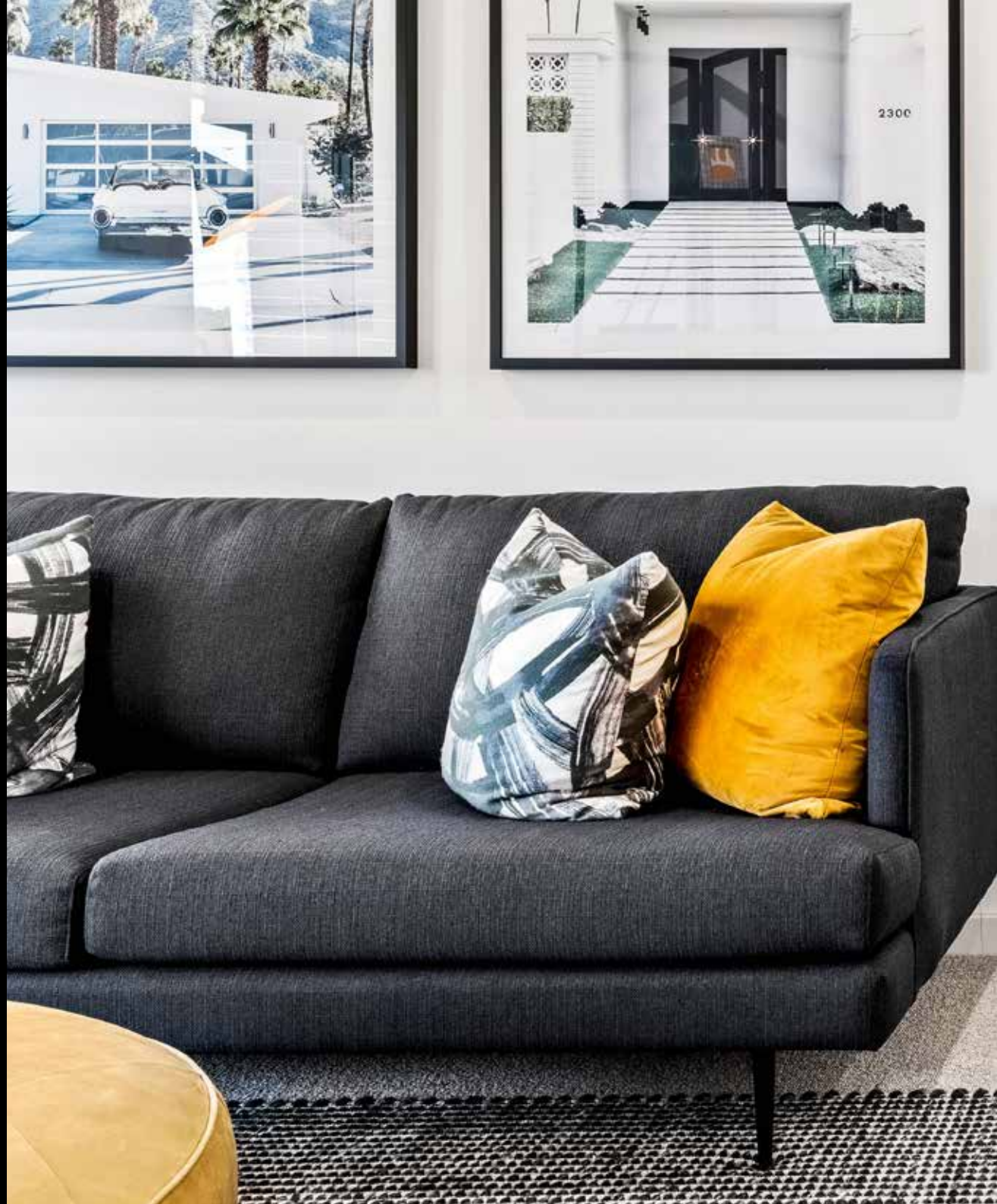


Choice of SMEG 900mm Stainless Steel Upright Oven with Gas Cooktop or
SMEG 900mm Stainless Steel Underbench Oven & 5 Burner Gas Cooktop



25 Time 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.





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LAUNDRY



300x600mm Tiles to Splashback



20mm Stone Benchtop up to 800mm



45L Stainless Steel Drop in Tub
& Chrome Mixer



Laminate Base Cabinet up to 800mm with Flat Finish



Fully Glazed Timber Framed Door
(if applicable)



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LIVING & ALFRESCO



OR



Choice of Square Set or
Decorative Cornice to Living Areas



2590mm Ceilings to Ground Floor



Taubmans Endure 8-in-1 Multi Benefit Paint System



FULLY DUCTED AIR CONDITIONER





Brushed Aluminium Ceiling Fan to Alfresco



Three (3) Panel Aluminium 2100mm High Stack Doors (if applicable)



2340mm High Passage Doors to Ground floor & 2040mm High Passage Doors to First Floor



White Melamine Shelving to Robes & Linen

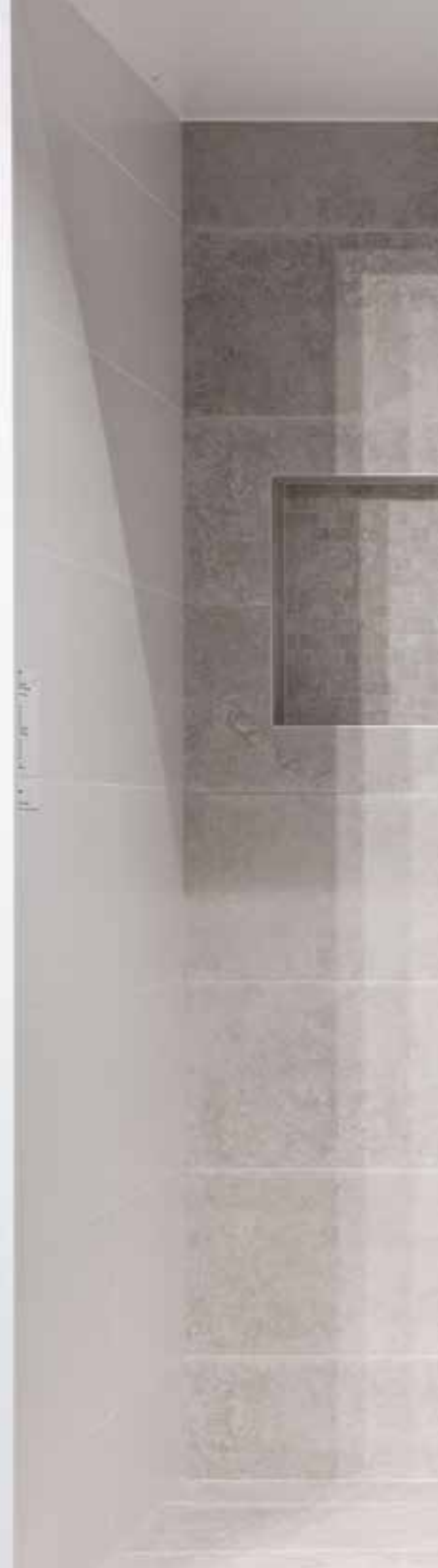


Choice of Gainsborough Lever Set

Want to see more options you can use to personalise your new home? Studio Eden brings your home to life with thousands of colours, materials and products to make your home perfectly you.

Talk to your Sales Consultant about booking a tour in either our Sydney or Beresfield showrooms.

STUDIO
EDEN
BY EDEN BRAE







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BATHROOM & ENSUITE



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



Caroma Urbane II Freestanding
1600mm Bath to Bathroom



Range of Laminate Finishes to Vanity Unit



Caroma Luna Inset Vanity Basin



Caroma Cube Wall Hung Extension Basin
with Urbane II Bottle Trap in choice of
Chrome or Black to Powder Room



Caroma Luna Fixed Overhead Rain Shower to Bathroom in Choice of Colour



Caroma Luna Accessories to Main Ensuite, Bathroom & Powder Room in Choice of Colour



Caroma Luna Multifunction Rail Shower to Main Ensuite in Choice of Colour



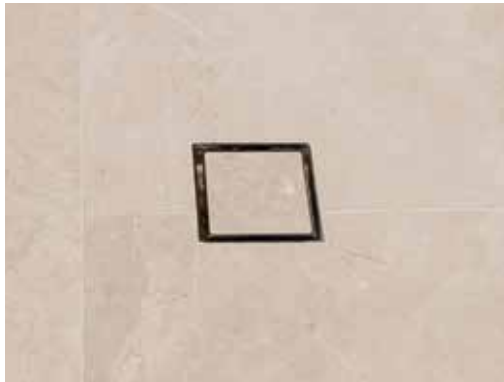
Caroma Luna Mixers to Main Ensuite, Bathroom & Powder Room in Choice of Colour



Choice of Floating or Semi Floating Vanity



Aqua In-Line Semi-Frameless Shower Screen



Drawers to Master Ensuite Vanity (if applicable) Smart Tile Floor Waste to all Showers



Soft Close Cupboards and Drawers to Vanities



Shower Niche to Master Ensuite & Bathroom



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EXTERNAL



6 Star Rheem Instantaneous Gas Hot Water System



Sectional Garage Door in Selected Colorbond® Colours



Termite Resistant 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

Monier™
ROOFING

Choice of Monier Atura roof tiles
and 450mm eaves (as nominated on plan)





Colorbond®

OR Choice of Colorbond® roof with Anticon thermal blanket and 450mm eaves (as nominated on plan)



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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 Lockdown¹
- ✓ Fixed Price Contract²
- ✓ BuildWatch: Complete progress transparency
- ✓ Limited Housing Starts and Forecast Start Date³
- ✓ Independent Quality Inspections and Accredited Quality System
- ✓ Rental Guarantee⁴

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.icirt.com. Please scan the QR code for further information on this particular iCIRT star-rating. All further structural guarantees are in accordance with Statutory requirements. 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 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. 4: Rent up to \$650 per week maximum. This will be noted as Liquidated Damages in your building agreement. 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 December 2024.



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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 Prestige Luxury Collection applies to the Prestige Series range of homes only from 16/12/2024 and is not available in conjunction with any other offer unless stated. Only the items highlighted in this brochure are included in The Prestige Luxury Collection for only \$7,990 for single storey homes and \$8,990 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 Prestige 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_2025