



BUILD WITH CONFIDENCE

# ADVANTAGE LUXURY 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

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.<sup>4</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. 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.



Forsyth 30 as displayed at Cobbitty

See disclaimer on back cover.



# ADVANTAGE LUXURY 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 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 Advantage Series customers only.



# ADVANTAGE LUXURY COLLECTION

## 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**



# 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 Urbane II Inset Vitreous China Vanity Basin
- ✓ Parisi Elli II Basin Mixer to Ensuite, Bathroom & Powder Room (if applicable)
- ✓ Caroma Luna Adjustable Wall Shower 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
- ✓ Eco 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**





Savoy 29 as displayed at Cobbitty

See disclaimer on back cover.



# KITCHEN



Ceramic Tiled Splashback  
from selected range



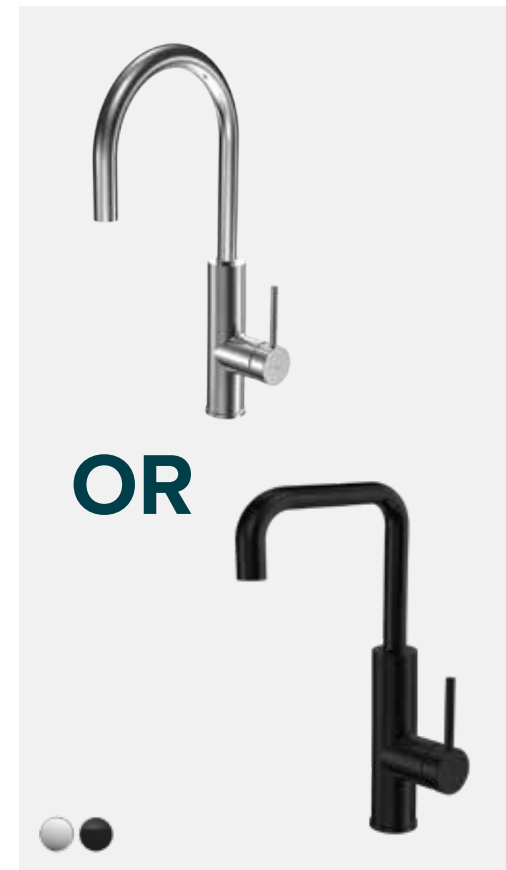
20mm Stone Benchtop to Kitchen in a range  
of selected colours



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 23 as displayed at HomeWorld Warnervale

See disclaimer on back cover.





# 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.





Forsyth 33 as displayed at HomeWorld Warnervale

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



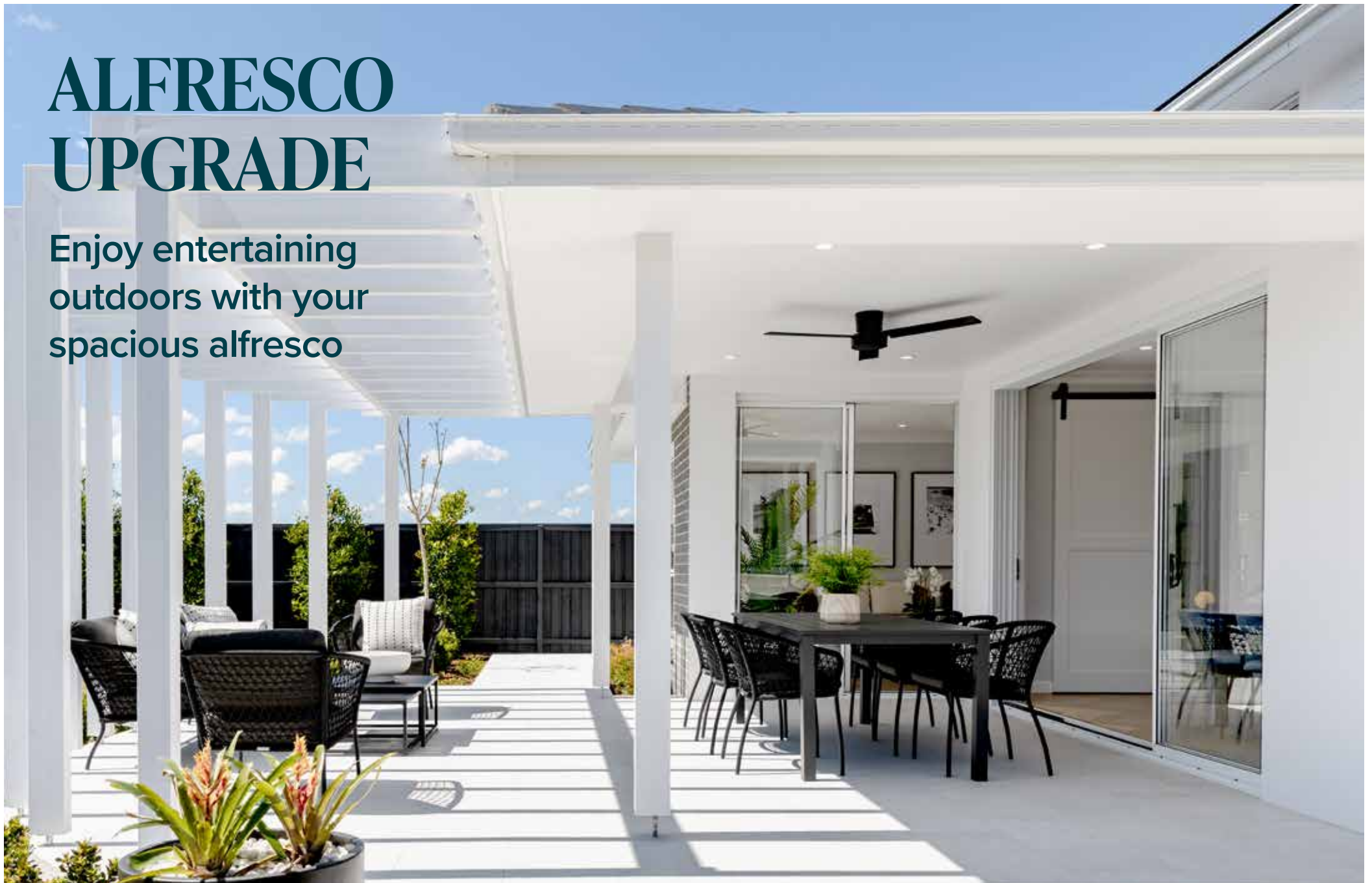
Three (3) Panel Aluminium 2100mm High Stacker  
Door (if applicable to design)



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. \*Alfresco included standard in our Advantage Plus Home Designs.

# FULLY DUCTED AIR CONDITIONER







Forsyth 30 as displayed at Cobbitty

See disclaimer on back cover.

# BATHROOM & ENSUITE



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 Urbane II Inset Vitreous China  
Vanity Basin



Parisi Elli II Basin Mixer to Ensuite,  
Bathroom & Powder Room (if applicable)



Caroma Luna Adjustable Wall Shower 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



Aqua Overlap Semi-Frameless Shower Screen





Savoy 29 as displayed at Cobbitty

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 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**<sup>™</sup>  
ROOFING

Choice of Monier Atura roof tiles  
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: Complete progress transparency
- ✓ Limited Housing Starts and Forecast Start Date<sup>3</sup>
- ✓ Independent Quality Inspections and Accredited Quality System
- ✓ Rental Guarantee<sup>4</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.icirt.com](http://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](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 Luxury Collection applies to the Advantage 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 Advantage Luxury 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\_2025