



BUILD WITH CONFIDENCE

A photograph of a modern, two-story house at dusk. The house has a mix of light grey brick, dark grey horizontal cladding, and a dark grey garage door. The interior lights are on, and the sky is a deep blue. The foreground shows a concrete driveway and a landscaped garden with various plants.

SALE

**SAVE THOUSANDS ON HOME
DESIGNS & LUXURY INCLUSIONS**

BUILD WITH



25 TIMES PROFESSIONAL MAJOR

CONFIDENCE

RT

from Equifax



NOV 2024



OR BUILDER AWARD WINNER

**AVOID RISING
COSTS**

**Lock in
Today's Price
until 2026**



**Lock in your house price,
promotion and fixed price
site costs for**

**PRICE
LOCK**

**FIXED PRICE FOR
18 MONTHS**

**18 MONTHS
AT NO CHARGE**

See Terms & Conditions for 18 Months Price Lock promotion on back page

**SAVE
THOUSANDS
ON YOUR
FAVOURITE
DESIGN**

**Reduce the
Price of your
New Home by**

Prestige
SERIES

\$20,000*

Lifestyle
SERIES

\$10,000*

Advantage
SERIES

\$7,000*

*See Terms & Conditions of Eden Brae's Build with Confidence Sale on back page

STUDIO EDEN BY EDEN BRAE

Hand Selected Inclusions
by our Interior Designers

Huge Savings on Luxury Upgrades



Add these stunning Premium Inclusions to your home available with the Luxury Collection[†] for Advantage, Lifestyle and Prestige Series.

[†]Refer to promotional brochures for a full list of inclusions. Terms & Conditions apply.

**EXCLUSIVE TO
CUSTOMERS
WITH VACANT
LAND**

**Save with our
Vacant Land
Bonus**

\$10,000

**BONUS FOR
VACANT LAND[^]**

PLUS

\$5,000

**Additional bonus for registered land or
land registering within the next 3 months[^]**

[^]See Terms & Conditions for Vacant Land Bonus on back page



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**.



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**.



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 4 Gold Star-rating.

Buildsure Terms & Conditions: 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. All further structural guarantees are in accordance with Statutory requirements.

Build with Confidence Sale Terms & Conditions: 1. 18-month price lock holds the price in line with your building contract for construction commencement within 18 months of deposit date. 2. Reduction of new home prices is series specific to the Advantage, Lifestyle and Prestige series and cannot be swapped or modified within series. 3. \$10,000 for vacant land plus an additional \$5000 bonus for registered land or land registering within 3 months and is available to greenfield sites in new estates only as determined by Eden Brae Homes and is not eligible for Knock Down Rebuilds. Deposits must be made from July 2023 onwards based on the current pricelist as determined by Eden Brae Homes. This offer may be withdrawn or modified without notice, is not redeemable for cash and is not valid with any other offer without written permission. Tender must be signed within 7 days from tender appointment and contract signed in line with Procedure of Purchase. Please speak to a Sales Consultant for more information. Effective July 2023. Builders Licence Number 120300C.