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www.hursthomes.com.au

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Selling . . . Quality on Brooklyn

Flawless Quality and Style

This exquisite home is situated on a large 961.4m² block with 272.8m² of living space, and is a perfect layout for a family home.

High ceilings, polished timber floors, ducted heating & cooling, automatic sprinkler system, skylights, all complimented by stainless steel appliances, low maintenance manicured gardens and an impressive and peaceful Alfresco area. Call us today to arrange an inspection.

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Plan of the month

Ascot



SPECIFICATIONS

Residence: 181m²

Alfresco: 16.9m²

Porch: 6.5m²

Garage: 38.7m²

Total Building:
243.1m²

4 Bedrooms

2 Bathrooms

2 Car Spaces.

The Ascot is a Plan with lots to offer!

A large open space kitchen, family and dining area seamlessly flows outdoors to the under-roof Alfresco Area.

An ensuite to the master bedroom also features walk-in-robos, and with 4 bedrooms, this house is the ultimate in family homes.

Enjoy the comfort of knowing that you're building with an award winning builder, as well as the ease of choosing from quality appliances and well known brands, included as part of our Standard Inclusions. - just one of many reasons to build your Dream with Hurst Homes.

This Home is Coming Soon to Lloyd West

What Will Options Will You Choose?

NOBILIS

mizu

mizu

Hurst Homes Recommends Smeg- Technology with Style

Founded by the Bertazzoni family in the 1940's, Smeg is Italy's largest, privately-owned domestic kitchen appliance manufacturer. The company is renowned world-wide for its architectural style.



Smeg has been servicing Australia for the last 40 years, and they are a favourite (and standard inclusion) of Hurst Homes.



With Hurst Homes Extensive List of Standard Inclusions, you can rest assured that you will be choosing from world-class quality brands and appliances when you build with Hurst Homes. We use Smeg Appliances in all our homes- and we've built a strong relationship with Smeg.

Check out the Smeg website for more information, and drop in to see which product ranges are included as standard with Hurst Homes.

www.smeg.com.au

Finance

The Reserve Bank of Australia has decided to leave the Cash Rate at 4.25%, stating that interest rates for borrowers are close to the medium-term average, citing the actions of the Board at the last two meetings as the reason for this healthy decline.

The unemployment rate increased slightly mid 2011, but has been steady over the past months. CPI inflation has decreased, with the floods of 2011 having an unwinding effect on rises in food prices.

Financial and Economic conditions will be monitored, and the Cash Rate will be adjusted as

CASH RATE
4.25%



Incentives

First Home—New Home

The First Home—New Home scheme provides exemptions or concessions on transfer duty for people who are buying their first home in NSW. This includes buying vacant land on which they intend to build their first home.

The First Home—New Home scheme provides eligible purchasers with exemptions on transfer duty on new homes valued up to \$500,000 and concessions on transfer duty for new homes valued between \$500,000 and \$600,000.

Eligible purchasers buying a vacant block of residential land to build their home on will pay no duty on vacant land valued up to \$300,000 and will receive a concession on duty for vacant land valued between \$300,000 and \$450,000.

First Home—New Home exemptions or concessions **do not** apply to the purchase of an existing dwelling.

Building Bits- Save Water

Save water & money in the Garden by following these simple tips!



You can save water in the garden by:

- choosing low water use plants
- grouping plants with similar water needs
- applying a mulch in pots and garden beds
- checking soil moisture before watering
- installing a drip irrigation system
- watering your lawn with a smart sprinkler system

Check for the Smart Approved WaterMark on products to ensure you save the most water and money!



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HIA Award Winners 2011

HIA Riverina Customer Service Award

HIA Riverina Occupational Health & Safety Award

HIA Riverina Spec Home of the Year

HIA Riverina Project Home of the Year

HIA ACT/Southern NSW Spec Home of the Year

HIA ACT/Southern NSW Business Partner of the year

