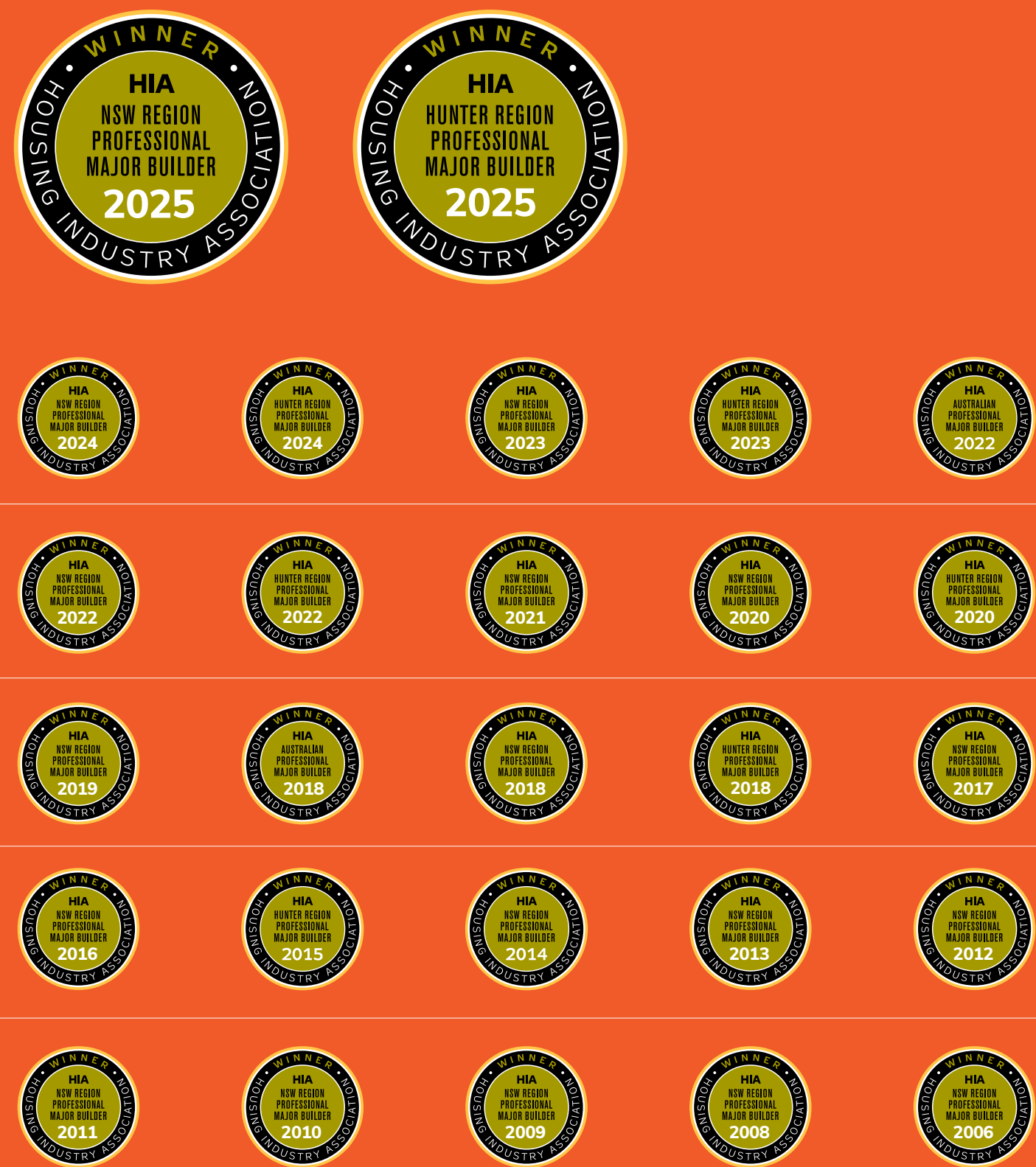


 eden brae
homes


connect
HOMES



Build with HIA’s 27–Time Professional Major Builder Award Winner



Connect Homes

Turnkey homes designed for simplicity, certainty, and modern living. With premium inclusions and a fixed-price promise, Connect Homes are ready for you to move straight in – no progress payments, no unexpected costs. Whether you’re purchasing a home that’s about to begin construction, already underway, or newly completed, each design is thoughtfully planned to deliver comfortable, complete living right from day one.

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Build with Confidence

BUILDSURE GUARANTEE



FIXED COSTS

Know your total cost from the start – we assess your land upfront, commit to all site-related costs, and fix all other pricing within your contract.



PRICE LOCK

Secure your price in a changing market – we honour your contract price for 12 months, with an optional 6-month extension at additional cost.



QUALITY INSPECTIONS

Be assured at every stage – our quality system includes internal and independent building inspections by Tyrrells Building Advisory.



BUILD CAP

Ensure you are a priority – we cap monthly build numbers to ensure every customer and home receives the attention it deserves.



TIME GUARANTEE

Protect yourself from delays – we'll pay up to \$700 per week if your home isn't finished by the agreed date.



CUSTOMER PORTAL

Enjoy every step – the myedenbrae portal gives you visibility, control, and connection from design to delivery.

DISTINCT DESIGN



AWARD WINNING

Live inspired every day – our home designs have received over 80 design awards for their unique form and functionality.



FOUR SERIES

Find the right fit for your block and budget – choose from over 200 floorplans and facades across four price-tiered design series.



FLOORPLAN UPGRADES

Elevate your space – add a guest suite or personal ensuites to bedrooms for a fraction of the cost with our pre-designed floorplan options.

INSPIRED INCLUSIONS



ESSENTIALS PRICE

Know your total price upfront – our Essentials price includes key move-in items many exclude, like site costs, flooring, and BASIX.



LUXURY UPGRADES

Enjoy premium style for less – our Luxury Collection packages offer upgraded features and finishes at exceptional promotional value.



STUDIO EDEN

Personalise your home design – choose from our wide range of fixtures, fittings, and finishes at our state-of-the-art selections studio.

EXCEPTIONAL EXPERIENCE



HIA AWARDED

Build with 27-time winner of HIA's Professional Major Builder award – 18 times for NSW, 7 times for Hunter, and twice for Australia.



ICIRT RATED

Build with assurance – our iCIRT rating confirms our capability, conduct, character, capacity, capital, and counterparties.



ISO CERTIFIED

Build with certainty – we uphold ISO standards in Quality Management, Occupational Health & Safety, and Environmental Management.

HOW TO BUY

Reserve. Relax. Move In.

Connect Homes offers a faster path to home ownership, with homes that are complete, under construction or ready to commence.

1 QUOTE

Meet with your Sales Consultant to explore available Connect Homes suited to your location, lifestyle, and budget.

You'll receive:

- Detailed information and pricing for available homes
- Estimated construction or completion timeframes

2 TENDER

Confirm your home and pay a reservation fee, which is deducted from your deposit if you proceed to purchase.

As your home is pre-designed and priced, no tender is required.

3 CONTRACT

Sign your sales contract and pay a 5% deposit, less any fees already paid.

4 DESIGN & DOCUMENTATION

With all design and documentation finalised, your home is ready for construction to begin or, if construction is complete, for handover upon settlement.

5 SELECTIONS

Your home includes professionally selected fixtures, fittings and finishes, with no additional selections required.

6 APPROVALS & SITE START

Approvals are complete or underway, and your home may be ready to start construction, currently being built, or move-in ready.

THINGS TO KNOW

- The reservation fee is \$1,000
- Reservation holds the property for 21 days
- Settlement must occur 6 weeks after completion and Occupation Certificate



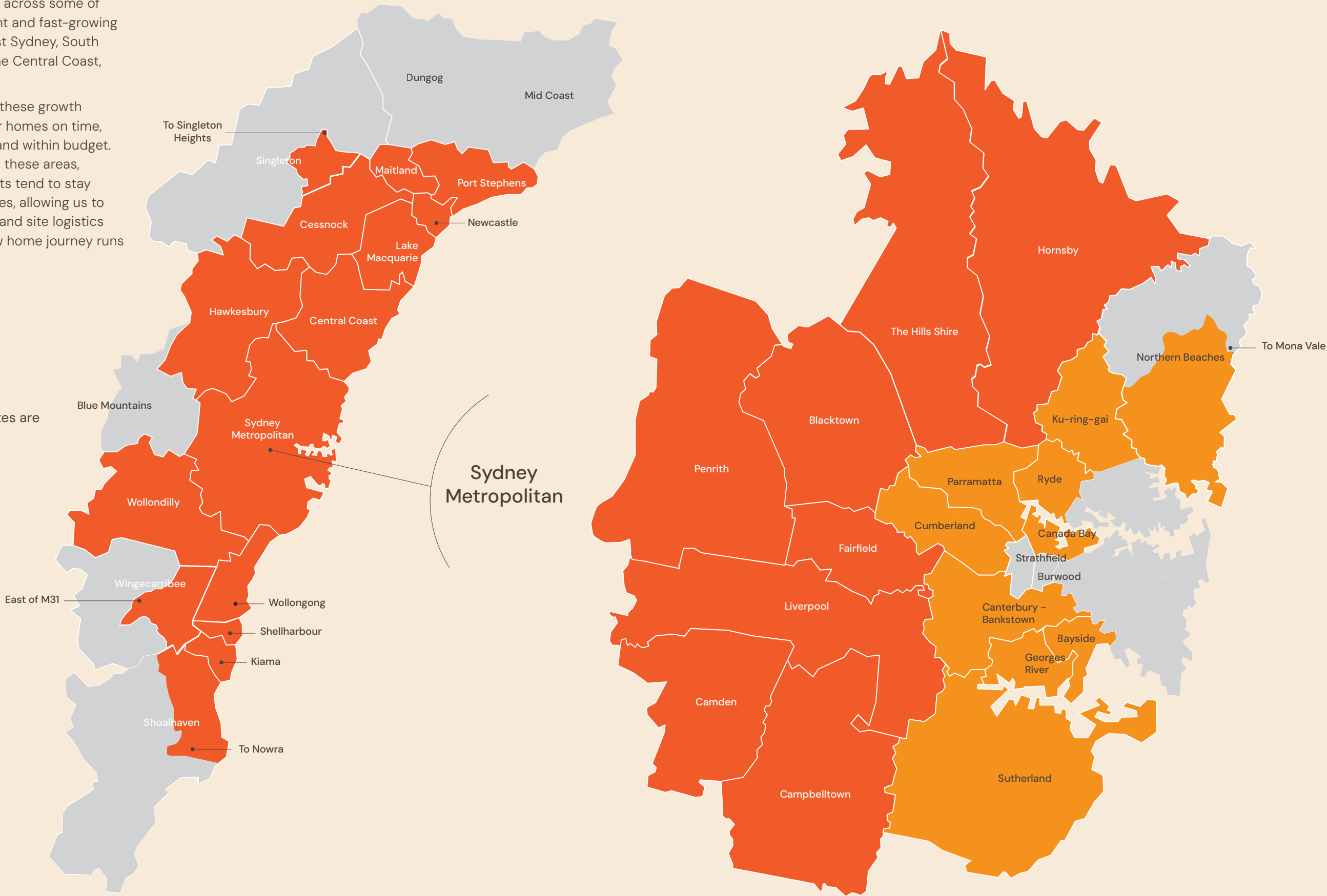
Where We Build

At Eden Brae Homes, we build across some of New South Wales’ most vibrant and fast-growing regions – including North West Sydney, South West Sydney, West Sydney, the Central Coast, Hunter, and Illawarra.

By focusing our resources on these growth corridors, we’re able to deliver homes on time, to a high standard of quality, and within budget. While we build broadly across these areas, our knockdown rebuild projects tend to stay closer to these greenfield zones, allowing us to coordinate trades, approvals, and site logistics more efficiently – so your new home journey runs smoothly from start to finish.

- ✓ Active Build Area
- Site Inspection Required
- ✕ Non-Build Area

*Knockdown Rebuild (KDR) sites are subject to a site inspection.



Inclusions

CONSTRUCTION
Site costs
Connection of services
Compliance approvals
Environmental management requirements
Internal & independent building inspections
Construction & warranty insurance premiums
Site excavation
“M” class concrete slab
Termite resistant framing

BASIX 7 STAR
NatHers energy rating assessment
Solar system
Low-E double glazing to windows (excludes wet areas) & living area sliding doors
Ceiling fans to living areas
Wall wrap around home
R2.5 external wall insulation
R6.0 ceiling insulation (excludes garage, porch & alfresco)
Roof sarking & ventilation
Electric storage hot water system (location specific)
3000L above ground rainwater tank
Minimum 3A rated tapware & toilets
Enviroseal jambs to external hinged doors

FACADE
Face brickwork & natural mortar
Concrete roof tiles from series range
Steel fascia & guttering
450mm eaves
Aluminium window frames
Acrylic paintwork

LIVING & ALFRESCO
Tiles or laminate flooring to entry, kitchen & living areas
Carpet to balance of home
2440mm ceiling height to ground & first floor

LIVING & ALFRESCO (CONT.)
Cove cornices
Pine skirting boards & architraves
Timber staircase with carpet flooring (design specific)
Walk in robe to main bedroom & wardrobes to balance
Shelving to all robes & linen
Tiled roof with timber post & concrete floor to alfresco (design specific)
Low sheen washable paint to walls & gloss to woodwork
Garden tap to front and rear

DOORS
Steel sectional overhead garage door with remote
Solid timber feature panel to entry with translucent glazing
Glazed timber or aluminium sliding to laundry (design specific)
Flush external to garage with steel frame (design specific)
Flush panel hinged to rooms & robes
Aluminium frame stacker door to alfresco (design specific)
Door furniture from series range

KITCHEN
20mm stone to benchtop, overhang & breakfast bar (design specific)
1 and 3/4 bowl stainless steel sink with basket waste & swivel spout mixer
Mixer to sink from series range
Laminated cabinetry, barbacks, sides of rangehood, & end panels
White melamine shelving to pantry
Four (4) drawers
Cabinetry handles from series range
Tiles to splashback from series range
SMEG 600mm stainless steel dishwasher
SMEG 900mm stainless steel underbench oven
SMEG 900mm stainless steel 5-burner gas cooktop
SMEG stainless steel undermount rangehood

LAUNDRY
Tiles to floor & splashback
45L steel laundry tub with white metal cabinet
Chrome mixer to tub
Chrome finish washing machine cocks

ENSUITE, BATHROOM & POWDER ROOM
Tiles to floor & splashback
Laminated cabinetry to vanity from series range
Vitreous China vanity basins from series range
20mm stone to benchtop
Polished edge mirror
Overlap semi-frameless shower screens
Freestanding bath
Vitreous China toilets
Chrome floor wastes
Tapware, handles & accessories from series range
Exhaust fan to ensuite & bathroom

ELECTRICAL & GAS
Fully ducted air conditioner
Lighting per electrical plan
Double power points per electrical plan

ELECTRICAL & GAS (CONT.)
Television point to living room
Telephone point to kitchen
Natural gas to cooktop, hot water system & heating point (location specific)
Continuous flow gas hot water system (Basix & location specific)

SAFETY
Alarm system
Smoke detectors direct wired with battery backup
Smoke detectors direct wired with battery backup
Trilock to entry door
Keyed lock to laundry door or deadlock if external
Keyed lock to glass sliding doors & windows
Laminated safety glass to shower screens
Electrical safety switch in meter box

HOUSE & LAND PACKAGES EXTRAS
Coloured concrete driveway & path to entry
Landscaping (per plan)
Rear boundary fencing
Clothesline
Estate-specific requirements of builders



Certifications



INDEPENDENT CONSTRUCTION INDUSTRY RATING TOOL

iCIRT is a government-supported rating system developed by Equifax to assess the trustworthiness of construction professionals. It evaluates businesses across six key areas: Capability, Conduct, Character, Capacity, Capital, and Counterparties.

What it means about us

We earned a 4.5-Star Gold iCIRT rating through a rigorous, independent review of our financial stability, operational capability, and track record. This rating places us among the most trusted builders in NSW.

What it means for you

Our iCIRT rating is independent proof that Eden Brae Homes is a reliable, low-risk builder. It gives you confidence that your investment is in safe hands, backed by a company with a proven ability to deliver quality homes.



ISO 9001 QUALITY MANAGEMENT

ISO 9001 is the world’s most recognised standard for quality management systems. It helps organisations consistently meet customer and regulatory requirements while improving efficiency and satisfaction.

What it means about us

We implemented a comprehensive quality management system that includes independent audits, customer feedback analysis, and digital tools like myedenbrae. These systems ensure every stage of construction meets strict quality benchmarks.

What it means for you

You benefit from a home built with precision and care. Our ISO 9001 certification means fewer defects, smoother processes, and a higher standard of workmanship – giving you peace of mind from start to finish.



ISO 14001 ENVIRONMENTAL MANAGEMENT

ISO 14001 sets the global standard for environmental management systems. It helps organisations reduce their environmental impact through smarter resource use and waste reduction.

What it means about us

We adopted sustainable building practices, improved waste management, and integrated environmental considerations into our planning and operations. Our leadership is actively involved in driving eco-friendly initiatives.

What it means for you

Your home is built with sustainability in mind. By choosing Eden Brae, you’re supporting environmentally responsible construction that helps protect the planet for future generations.



ISO 45001 OCCUPATIONAL HEALTH & SAFETY

ISO 45001 is the first international standard for occupational health and safety management systems. It provides a framework to improve safety, reduce workplace risks, and create better working conditions.

What it means about us

We developed a safety-first culture supported by systems like BuildSafe, scaffold management, supervisor training, and regular safety audits. Our processes are designed to protect everyone involved in building your home.

What it means for you

A safer worksite means fewer delays and a more reliable build. It also ensures that your home is constructed in a responsible, well-managed environment – protecting both people and property.



DISCLAIMER. Buildsure Guarantee: Price Lock: Prices fixed for 12 months. Start date may be extended up to 6 additional months at cost; this cost is waived for this promotion. Construction must commence within 18 months of initial tender fee. Fixed Costs: Subject to land developer, Council, and statutory requirements and approvals. Build Cap: Start date subject to client, land developer, and Council timeframes, including land registration, tender, contract signing per Procedure of Purchase, and approvals. Time Guarantee: Up to \$700/week maximum for delays noted as Liquidated Damages in the building agreement. **iCirt:** iCirt star rating subject to Equifax terms, exclusions, and disclaimers at www.icirt.com. **General:** Images and drawings are for illustrative purposes only. Photos may show upgrades and items not supplied by Eden Brae (e.g. landscaping, fencing, pergolas, furniture, pools). Eden Brae reserves the right to change or withdraw from this offer without notice or obligation. Connect Homes Pty Ltd. E&OE. ABN 80 150 758 188. Builder Licence No. 247792C. August 2026.