

Lifestyle Series

LUXURY
UPGRADES
Sale

Build with HIA's 27-Time Professional Major Builder Award Winner



Luxury Upgrades Sale

The Lifestyle Luxury Collection adds sophistication to everyday living. With premium upgrades that enhance space, style, and comfort, it's your opportunity to create a home that feels refined, relaxed, and remarkably you – designed to suit your lifestyle and celebrate your individuality.

SINGLE STOREY	DOUBLE STOREY
\$6,990	\$7,990



MILLBROOK 35 – NORTH PALM FACADE – ON DISPLAY AT ORAN PARK

Luxury Upgrades

More inclusions, more choice – our Lifestyle Luxury Upgrades Sale gives you added extras and access to our Luxury range across key finishes and fittings throughout your home.

FEATURE UPGRADES



ActronAir fully ducted air conditioner



2590mm ceiling height to ground floor



2340mm high passage doors to ground floor & 2040mm to first floor



Three (3) panel 2200mm high aluminium frame stacker door



Premium Monier Atura tiled roof or Colorbond steel roof with Anticon thermal blanket



KITCHEN & APPLIANCES

- Cupboards to sides of rangehood
- Four (4) drawers & soft close hinges to all cabinetry
- White melamine shelving to pantry
- Cold water point to fridge
- 40mm stone to island & 20mm to kitchen – choice of:
 - Dekton
 - Xeron
- Sink – choice of:
 - Caroma Clark Prism large single bowl in stainless steel
 - Franke Bell 1 & ¾ bowl in stainless steel
 - Blanco 1 & ½ bowl in silgranit anthracite
- Sink mixer to sink – choice of Caroma Vixen retractable in:
 - Chrome
 - Black chrome
 - White chrome
- 600mm dishwasher options – choice of:
 - SMEG in stainless steel
 - Omega in black
- 900mm 5-burner cooktop – gas or electric – choice of:
 - SMEG in stainless steel
 - Omega in black
- 900mm oven – choice of:
 - SMEG underbench in stainless steel
 - SMEG freestanding in stainless steel
 - Omega underbench in black
 - Omega freestanding in black
- 900mm rangehood – choice of:
 - SMEG in stainless steel
 - Omega in black
- Microwave oven – choice of:
 - SMEG in stainless steel
 - Omega in black

LAUNDRY

- 20mm stone to benchtop
- Tiled splashback
- Caroma Clark 45L stainless steel drop in tub with laminate base cabinetry

BATHROOM & ENSUITE

- 20mm stone to benchtop – choice of Cosentino:
 - Dekton
 - Xeron
- Overlap semi-frameless shower screens
- Niche to two showers and smart tile floor waste to all
- Caroma Stylus Basis 1700 freestanding bath to one bathroom
- Caroma Luna inset basin
- Caroma Luna wall faced toilet suite
- Basin mixer – choice of:
 - Abey collection in chrome
 - Caroma Luna in chrome
 - Caroma Luna in black
 - Caroma Luna in brushed nickel
- Wall mixer & spout – choice of:
 - Abey collection in chrome
 - Caroma Luna in chrome
 - Caroma Luna in black
 - Caroma Luna in brushed nickel
- Shower tapware – choice of:
 - Abey collection in chrome
 - Caroma Luna in chrome
 - Caroma Luna in black
 - Caroma Luna in brushed nickel
- Towel rail & toilet roll holder – choice of:
 - Abey collection in chrome
 - Caroma Luna in chrome
 - Caroma Luna in black
 - Caroma Luna in brushed nickel
- Semi-floating or floating vanity
- Soft close hinges to drawers & cabinetry
- Drawers to master ensuite
- Caroma Cube Extension wall hung basin to powder room

MORE UPGRADES

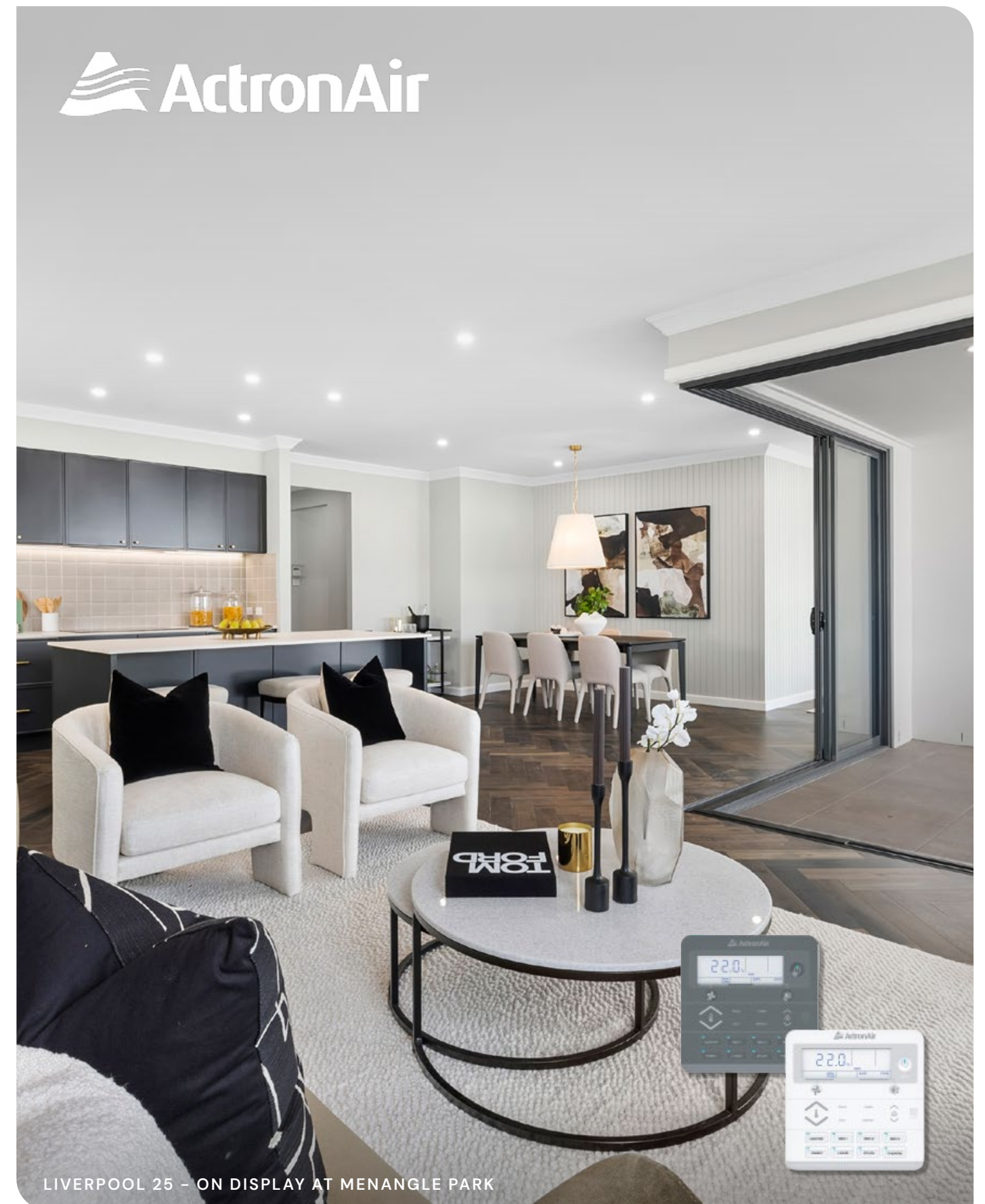
- Termite resistant framing
- Ceiling fan to alfresco
- Square set or decorative cornices to living areas
- Taubmans Endure 8-in-1 multi benefit paint system
- White melamine shelving to robes & linen
- Sectional overhead garage door – choice of profile:
 - Flatline
 - Slimline
 - Ranch

Feature Upgrades

FEATURE UPGRADES

Fully ducted air conditioner

 **ActronAir**



LIVERPOOL 25 – ON DISPLAY AT MENANGLE PARK

FEATURE UPGRADES

2590mm ceiling height to ground floor



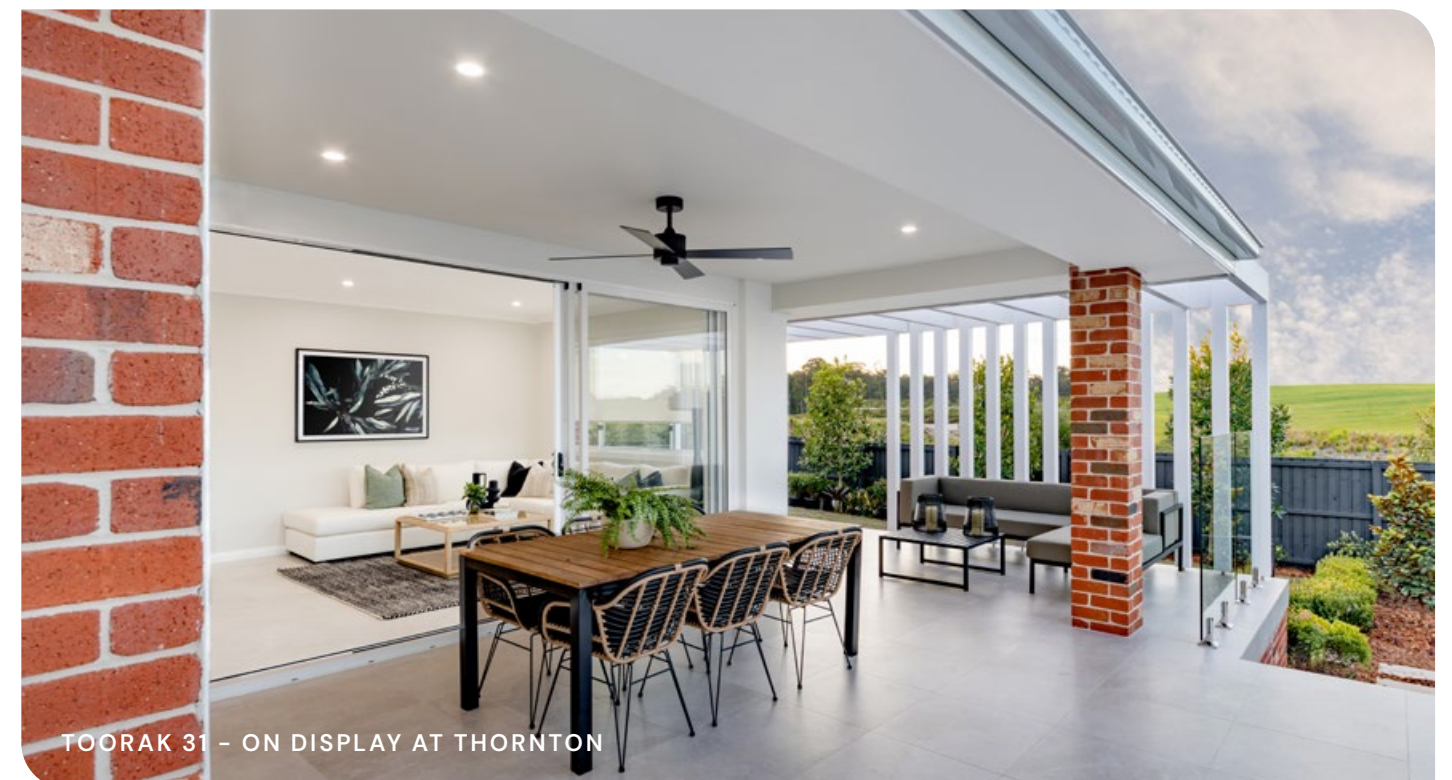
MILLBROOK 35 - ON DISPLAY AT ORAN PARK

2340mm high passage doors to ground floor & 2040mm to first floor



GLENBURN 30 - ON DISPLAY AT CHISHOLM

Three (3) panel 2200mm high aluminium frame stacker door



TOORAK 31 - ON DISPLAY AT THORNTON

FEATURE UPGRADES

Premium Monier Atura tiled roof or Colorbond steel roof with Anticon thermal blanket



Kitchen & Appliances

KITCHEN & APPLIANCES

Cupboards to sides of
rangehood



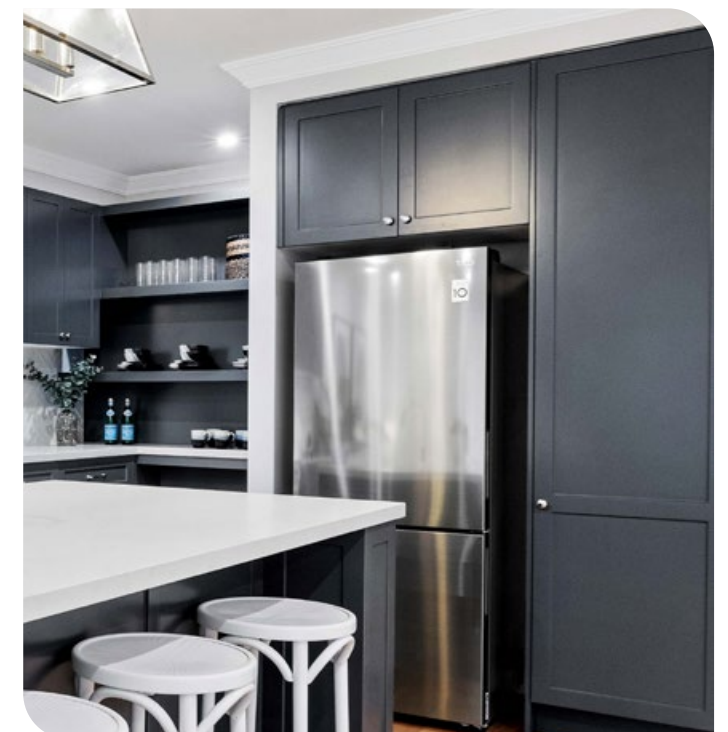
Four (4) drawers & soft close
hinges to all cabinetry



White melamine shelving
to pantry



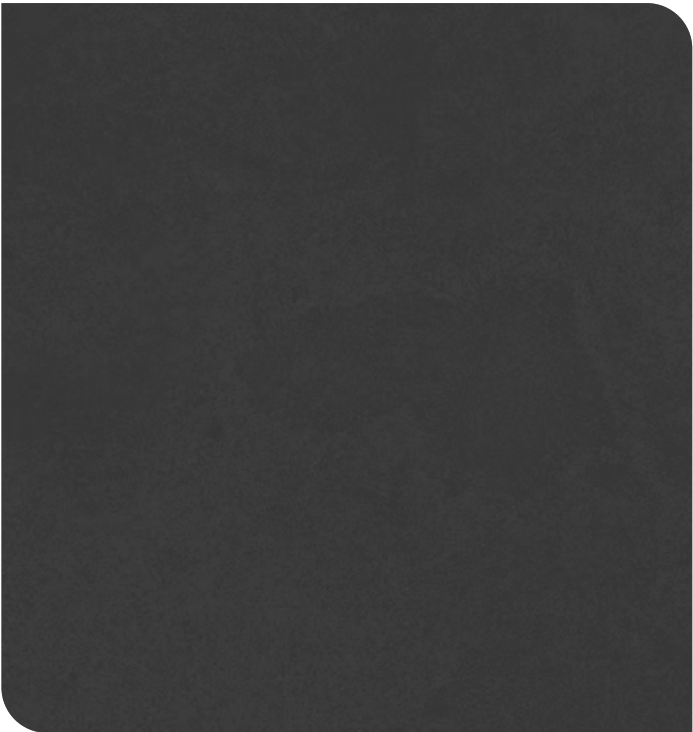
Cold water point
to fridge



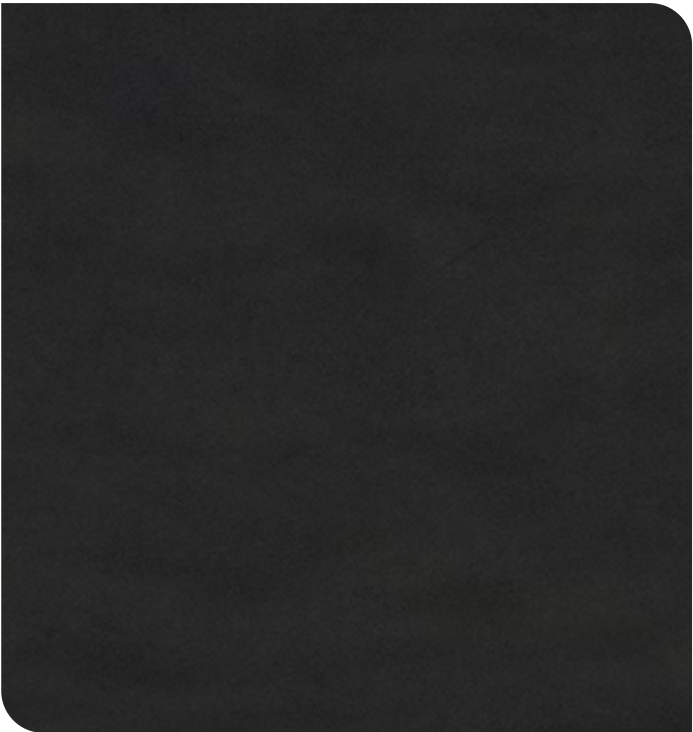
40mm stone to island & 20mm to kitchen



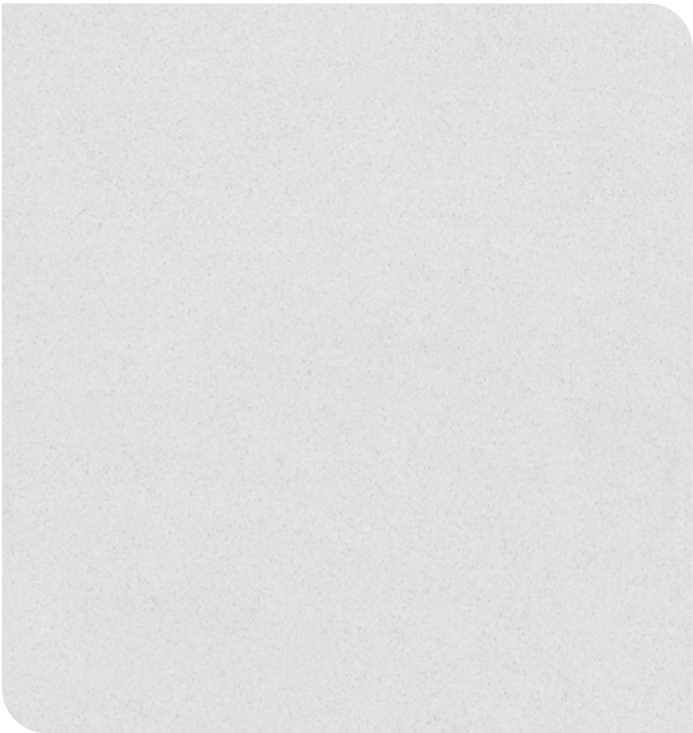
Dekton in Aeris



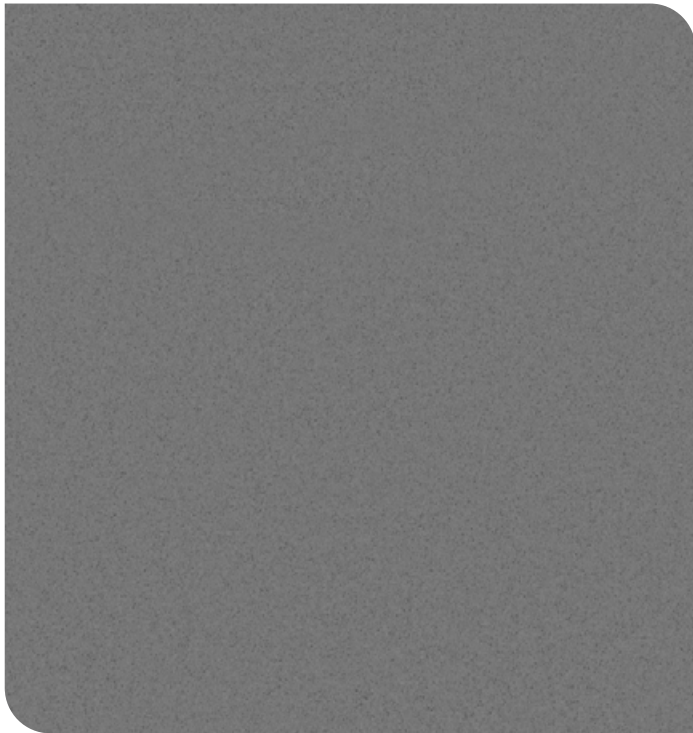
Dekton in Eter



Dekton in Sirius



Xeron in Misty Silver



Xeron in Evergrey



Sink

Sink selections



Caroma Clark Prism large single bowl in stainless steel



Franke Bell 1 & 3/4 bowl in stainless steel



Blanco 1 & 1/2 bowl in silgranit anthracite

Sink mixer

caroma®

Vixen retractable range



Chrome



Black chrome



White chrome

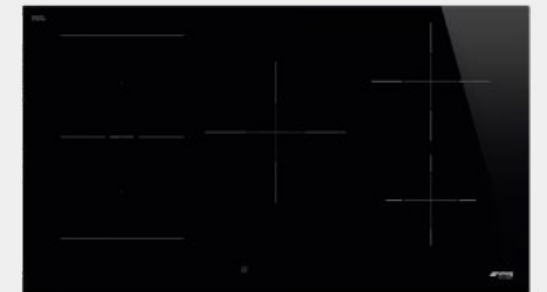
Premium SMEG package in stainless steel



Kitchen appliance
selections



SMEG 600mm dishwasher in stainless steel



SMEG 900mm 5-burner cooktop – gas in stainless steel or electric in black ceramic



SMEG 900mm underbench or freestanding oven in stainless steel



SMEG 900mm rangehood in stainless steel

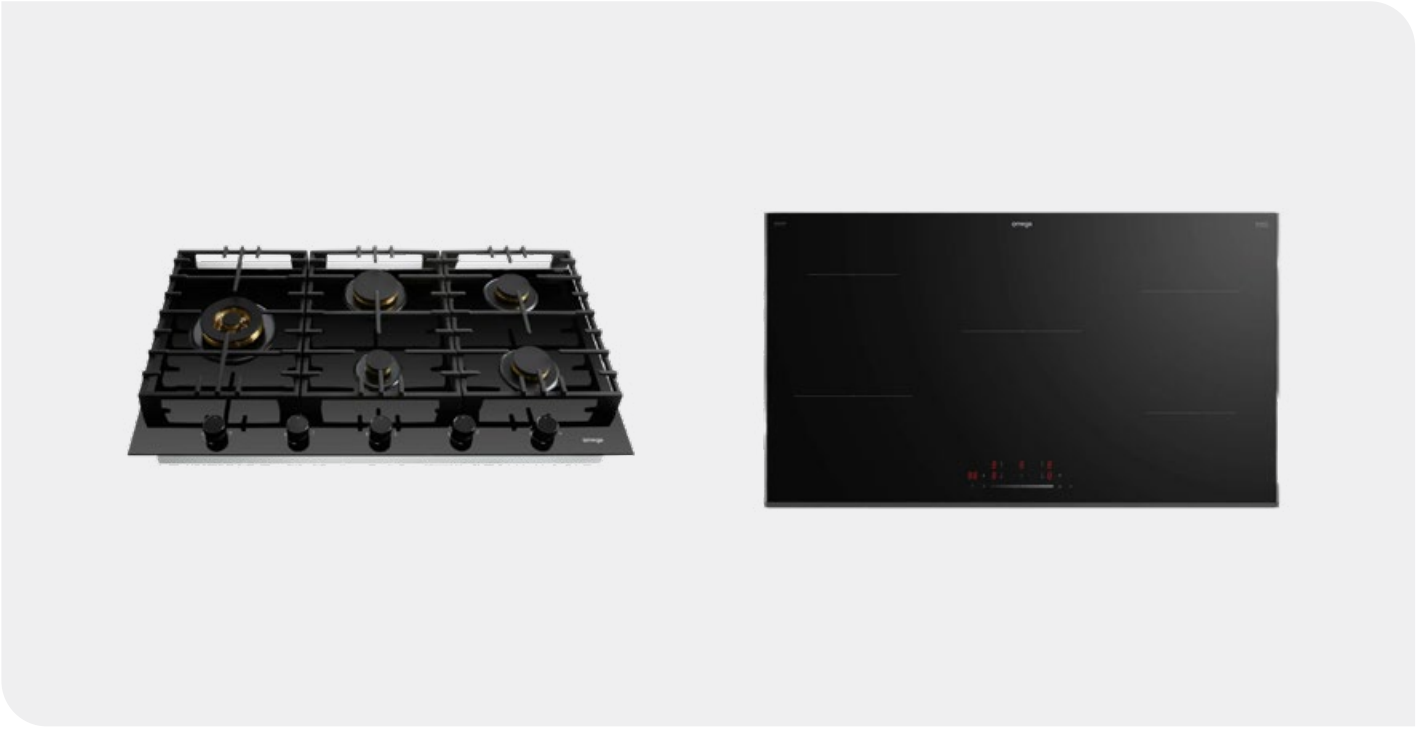


SMEG microwave oven in stainless steel

Premium Omega package in black



Omega 600mm dishwasher in black



Omega 900mm 5-burner cooktop – gas in black stainless steel or electric in black ceramic



Omega 900mm underbench or freestanding oven in black



Omega 900mm rangehood in black



Omega microwave oven in black



Bathroom & Ensuite

BATHROOM & ENSUITE

20mm stone to benchtop

COSENTINO®

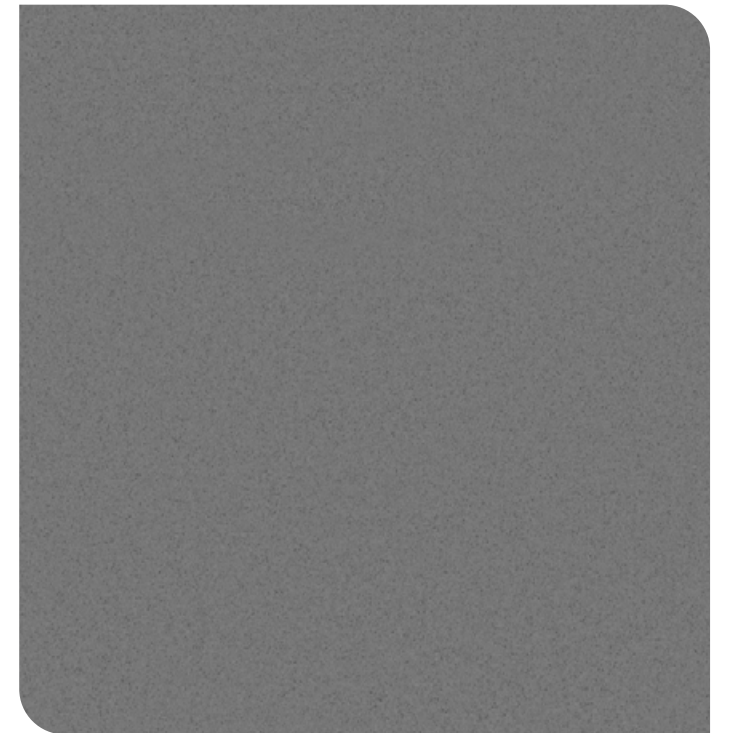
Popular stone selections



Dekton in Eter



Xeron in Misty Silver



Xeron in Evergrey

BATHROOM & ENSUITE

Overlap semi-frameless shower screens



Niche to two showers and smart tile floor waste to all



BATHROOM & ENSUITE

Bath, basin, and toilet suite



Stylus Basis 1700 freestanding bath to one bathroom



Caroma Luna wall faced toilet suite



Caroma Luna inset basin

Abey collection in chrome



Basin mixer



Wall mixer & spout



Horizontal arm to bathrooms and rail to master ensuite



Double towel rail and toilet roll holder

Caroma Luna range in chrome



Basin mixer



Wall mixer and spout



Fixed overhead to bathrooms and rail to master ensuite



Double towel rail and toilet roll holder

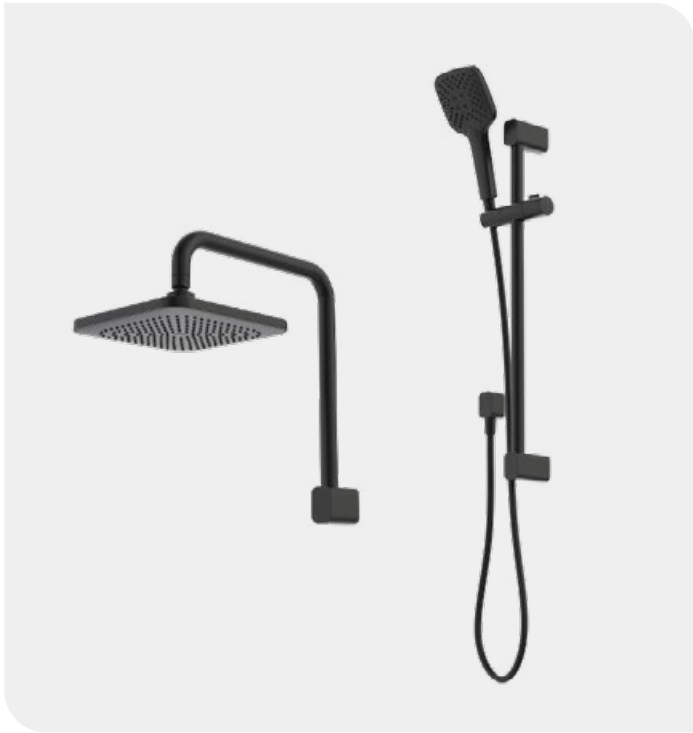
Caroma Luna range in black



Basin mixer



Wall mixer & spout



Fixed overhead to bathrooms and rail to master ensuite



Double towel rail and toilet roll holder

Caroma Luna range in brushed nickel



Basin mixer



Wall mixer and spout



Fixed overhead to bathrooms and rail to master ensuite



Double towel rail and toilet roll holder

BATHROOM & ENSUITE

Semi-floating or floating vanity



Soft close hinges to drawers & cabinetry



Drawers to master ensuite



Caroma Cube extension wall hung basin to powder room

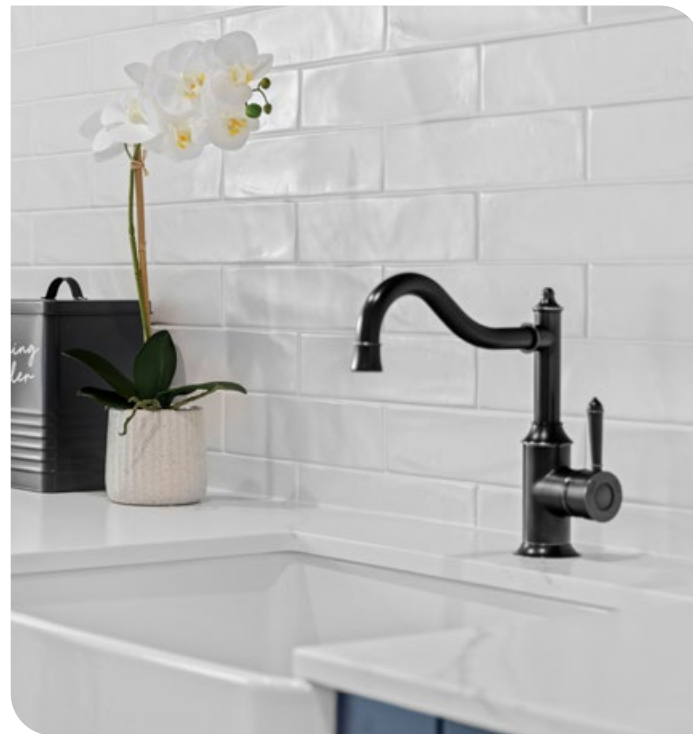


LAUNDRY

20mm stone to benchtop



Tiled splashback



Caroma Clark 45L stainless steel drop in tub with laminate base cabinetry



TOORAK 31 - ON DISPLAY AT THORNTON

BUILD WITH CONFIDENCE | 33



More Upgrades

MORE UPGRADES

Termite resistant framing



Ceiling fan to alfresco



MORE UPGRADES

Square set or decorative cornices to living areas



Taubmans Endure 8-in-1 multi benefit paint system



White melamine shelving to robes & linen

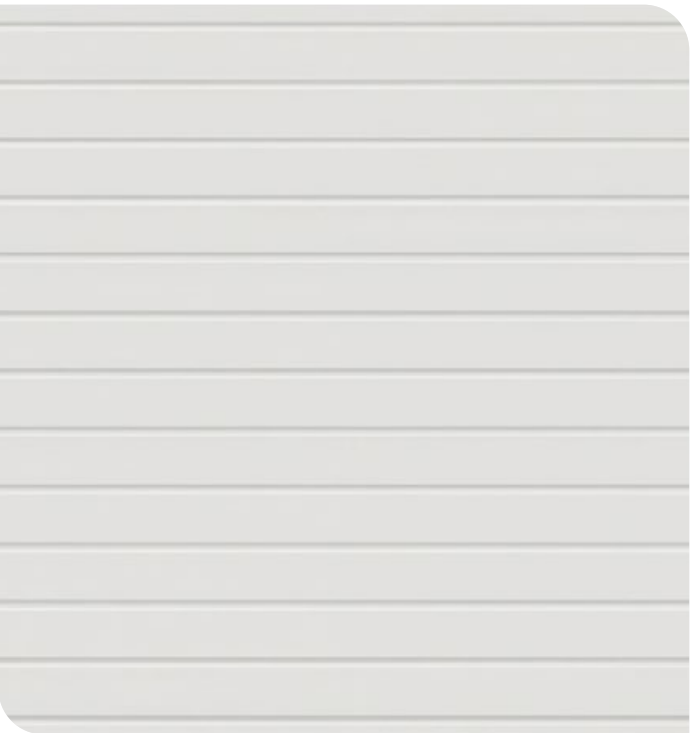


MORE UPGRADES

Steel sectional overhead garage door



Flatline profile in Monument



Slimline profile in Surfmist



Ranch profile in Shale Grey

Build with Confidence

BUILDSURE GUARANTEE



FIXED COSTS

Know your costs from the start – we assess your land upfront and commit to all standard site costs and inclusions 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 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.



DISCLAIMER. Promotion Eligibility: Tender must be accepted within 7 days, with contract signed within 21 days of acceptance. All appointments must comply with the Procedure of Purchase. **Lifestyle Luxury Upgrades Sale:** Available on Lifestyle Series only. Includes selected items only, subject to product availability, and there are no credits for deletions. Refer to full list of inclusions. **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. Builder's Licence No. 120300C. Effective from October 2026.