

The Cape House & Land Package Terms and Conditions

1. Package Details:

- The house and land package is priced at \$999,000.
- Available only for lot Lot 195.
- Settlement to occur within 90 days of sale, unless varied by mutual agreement.

2. Images and Illustrations:

- All images and illustrations are for guidance only and may include nonstandard or upgrade options not included in the package price.

3. Land and Builder:

- The Cape sells the land only. The house will be built by a designated builder with standard fittings, fixtures, and specifications.
- Any upgrades to fittings, fixtures, layout, etc., will be at the purchaser's cost.
- Build prices are correct at the time of publication. Final build costs may vary due to changes in material and labour costs.

4. Contracts:

- Separate contracts will be required for the land and the build to avoid stamp duty.

5. Additional Costs:

- The package does not include stamp duty, legal fees, or any other costs incurred with the purchase.

6. Availability:

- The package is only available to customers who make a deposit before or on the advertised timeframe and who enter into a final home building contract with the builder before or on the advertised timeframe.

7. Variations:

- Final costs, dimensions, and inclusions may vary from the information provided and may be varied by the builder without notice.

8. Withdrawal of Offer:

- The Cape reserves the right to withdraw any house and land package at any time without notice prior to contracts being signed.
- The Cape reserves the right to withdraw any house and land package if the land or home becomes unavailable or sold.

9. Exclusivity:

- This offer is not valid with any other offer or promotion by The Cape.

10. Governing Law:

- These terms and conditions are governed by the laws of the state of Victoria, Australia.

11. Severability:

- If any provision of these terms and conditions is found to be invalid or unenforceable, the remaining provisions will continue to be valid and enforceable.