

The logo for Freedom, featuring the word "FREEDOM" in a bold, orange, sans-serif font.The logo for Metricon, featuring a stylized orange "m" above the word "metricon" in a smaller, orange, sans-serif font.

Freedom by Metricon – Freedom Limited Edition Homes Promotion NSW Terms and Conditions

Promoter: Metricon Homes Pty Ltd (ACN 005 108 752 | ABN 55 201 276 124)
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metricon.com.au

1. Offer overview

1.1 The Freedom by Metricon Limited Edition promotion (Offer) is available only during the Promotional Period and applies only to the following advertised homes in applicable NSW build regions:

- a) Avanti 23 with Yale façade — \$330,080*
- b) Merricks 27A with Yale façade — \$442,420*
- c) Middleton 25 with Yale façade — \$418,580*

1.2 The Offer is limited to the first 20 customers per advertised home, unless withdrawn earlier or sold out prior.

1.3 The Promotional Period is from 1 May 2026 until 31 August 2026, unless withdrawn earlier or sold out prior. To qualify, deposits must be paid within the Promotional Period.

2. Price basis and exclusions

2.1 All advertised prices are base house prices only and exclude, without limitation, land, site costs and landscaping. Prices also exclude any other items not expressly included in Metricon's standard inclusions or the applicable promotional inclusions.

2.2 Advertised prices are based on the relevant home design and nominated façade only, together with standard Freedom by Metricon inclusions for the applicable NSW sales region.

2.3 Any design modifications, structural changes, façade substitutions or upgrades, non-standard selections, floorplan extensions, additional areas, site-specific requirements, or developer/council requirements will incur additional costs.

2.4 Unless otherwise stated, all prices are based on the NSW sales region only and may vary depending on selected build region.

3. Images, floorplans and finishes

3.1 Images, artist impressions, photography and other promotional materials may depict upgrade items or other items not included in the advertised price or standard specifications, including but not limited to landscaping, fencing, decking, driveways, external lighting, furniture and finishes.

3.2 Images are for illustrative purposes only, and actual colours, materials, products and finishes may vary.

3.3 Floorplans are based on standard home designs and are subject to working drawings, final tender documentation, developer requirements and statutory approvals. Total squares and building sizes are calculated by measuring from the external side of external walls. Where no external wall exists for the purpose of measuring building area, Metricon assumes a straight line between the exterior of walls or columns.

4. Eligibility and timing

4.1 The Offer is available only to customers who pay a deposit to Metricon during the Promotional Period and while allocations remain available for the relevant Limited Edition home.

4.2 To retain eligibility for the advertised price and Offer, the customer must proceed within the timeframes advised by Metricon, including but not limited to tender acceptance, contract signing and satisfaction of any pre-contract requirements. If the customer does not meet the required timeframes, Metricon may withdraw the Offer and/or re-price the home.

4.3 The Offer is not redeemable for cash or credit at contract.

5. Inclusions and variations

5.1 The Offer applies only to the specific home design and façade named in clause 1.1 and does not apply to any other home design, floorplan, façade, product range or variation unless expressly stated. For Avanti 23, Merricks 27A and Middleton 25, the Yale façade is the only façade included in the Offer.

5.2 Any additional features, upgrades, specification changes, floorplan extensions, design modifications or alternative façade requirements will be quoted separately and charged at Metricon's prevailing rates.

5.3 Metricon reserves the right to substitute any product, material or inclusion with a product, material or inclusion of equal or greater value where necessary due to availability, supply constraints or other circumstances beyond Metricon's reasonable control.

6. Finishing Touches Pack

6.1 A Finishing Touches Pack is available exclusively to customers purchasing the relevant advertised home as part of the Freedom Limited Edition promotion, for an additional customer buy-in price of:

- a) Avanti 23 with Yale façade — \$4,990*
- b) Merricks 27A with Yale façade — \$6,990*
- c) Middleton 25 with Yale façade — \$6,990*

6.2 The Finishing Touches Pack includes carpet from Metricon's promotional range for designated bedroom areas; timber-look laminate flooring from Metricon's Superior Advanced Range for main living areas, or 400mm x 400mm matte finish floor tiles to main living areas for an additional \$1,500 surcharge; 20mm Caesarstone® Mineral™ Crystalline Silica-Free benchtops to the kitchen, main bathroom, ensuite and powder rooms; and one (1) Fujitsu 6.0kW split system air-conditioning unit installed in the main living area.

6.3 The Finishing Touches Pack is only available with the Freedom Limited Edition promotion and is not available separately.

7. Non-conjunction

7.1 Unless expressly stated otherwise in writing by Metricon, the Offer cannot be used in conjunction with any other promotion, offer, discount, rebate, credit, upgrade package or incentive.

7.2 No credit, refund or reduction in price will be given for the deletion, omission or non-selection of any standard inclusion or promotional inclusion.

8. Build regions and availability

8.1 The Offer is available only for builds within NSW build regions, excluding Northern NSW and Southern NSW, as defined at metricon.com.au/services/where-we-build.

8.2 The Offer may not be available in all suburbs, estates or locations and may be withdrawn from particular areas due to developer restrictions, planning controls, construction limitations or operational constraints.

8.3 Additional costs may apply where site conditions or regulatory requirements necessitate upgrades, including but not limited to BAL, acoustic, wind, coastal, structural, hydraulic or engineering requirements.

9. Compliance, approvals and site-specific costs

9.1 All builds are subject to planning approvals, developer guidelines, site-specific assessments and any other statutory or regulatory approvals required.

9.2 Site costs are site-specific and will be determined following preliminary investigations, which may include contour survey, soil testing, engineering assessments and any other investigations required by Metricon.

9.3 Any additional works or upgrades required due to site conditions, land orientation, fall of land, developer requirements, council requirements or other site-specific factors will be quoted separately.

10. Contracting party and licences

10.1 The contracting entity is Metricon Homes Pty Ltd.

10.2 NSW Contractor's Licence: 174699C.

11. General

11.1 Metricon may amend, extend, suspend or withdraw the Offer at any time without notice, including during the Promotional Period.

11.2 This Offer is not transferable and is not redeemable for cash or credit unless expressly stated otherwise.

11.3 Errors and omissions excepted.

11.4 Customers should refer to their signed tender, master plans and specifications for full details of inclusions, and speak to a Metricon New Home Advisor for further information.