



Metricon Homes Pty Ltd
ACN 005 108 752 ABN 55 201 276 124
Level 4, Building E, 32 Lexington Drive, Baulkham Hills, NSW 2153
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Freedom by Metricon – Limited Edition Homes (January 2026)

Promoter: Metricon Homes Pty Ltd (ACN 005 108 752 | ABN 55 201 276 124)
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1. Offer overview

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

- a) **Lucent 15 with Yale façade — \$275,990***
- b) **Pippen 25 with Modern façade — \$439,990***

1.2 The Offer is limited to the first 20 customers per advertised home

1.3 Promotional Period: from [Start date: 07 January 2026, 12:00pm AEDT] to [End date: 30 April 2026, 5:00pm AEDT] (unless withdrawn earlier or sold out). Deposits must be paid within the Promotional Period to qualify.

2. Price basis and exclusions

2.1 Advertised prices are **base house prices only** and **exclude** (without limitation): land, site costs, driveway, fencing, landscaping, timber decking, external structures, external lighting, window furnishings, furniture, and decorative finishes.

2.2 Prices are based on standard façade configurations and Metricon's standard inclusions. Any design modifications, structural changes, façade upgrades, non-standard selections, and developer/council requirements may incur additional costs.

2.3 Unless stated otherwise, pricing is based on the NSW sales region and may vary by build region.

3. Images, floorplans and finishes

3.1 Images and renders may depict upgrade items not included in the advertised price. Colours, materials and finishes shown are indicative only and may vary.

3.2 Floorplans are based on standard configurations and remain subject to working drawings, developer guidelines and statutory approvals.

4. Eligibility and timing

4.1 The Offer is available to customers who pay a deposit with Metricon during the Promotional Period while Limited Edition allocations remain.

4.2 To secure the advertised price, customers must proceed to a building contract within the timeframe notified by Metricon. Failure to meet timeframes may result in loss of eligibility and/or re-pricing.

5. Inclusions and variations

5.1 The Offer relates to the **named home design and façade only**. Any additional features, specification changes, or façade alternatives are subject to quotation.

5.2 Developer-mandated façade articulation or materials outside Metricon's standard scope may attract additional charges.



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5.3 Metricon may **substitute products or materials** of equal or higher value where supply constraints arise.

6. Non-conjunction

6.1 The Offer **cannot be taken in conjunction** with any other promotion, discount, rebate, credit, upgrade pack, or offer, unless expressly stated in writing by Metricon.

6.2 No credits are provided for deletion or non-selection of any standard inclusion.

7. Build regions and availability

7.1 The Offer is available only in NSW build regions (as defined at metricon.com.au/services/where-we-build) and may be unavailable in certain suburbs or estates due to developer, planning, or construction constraints.

7.2 Additional costs may apply for bushfire (BAL), acoustic, wind, coastal and/or engineering upgrades required for the site.

8. Compliance, approvals and site-specific costs

8.1 All builds are subject to planning approvals, developer guidelines and site-specific assessments (including but not limited to surveys, soil tests and engineering).

8.2 Site costs are site-specific and will be confirmed after preliminary investigations.

8.3 Any upgrades to roof profiles, pitches, sarking/insulation, coastal specifications, or specialty claddings/finishes will be quoted separately if required.

9. Contracting party and licences

9.1 The contracting entity is Metricon Homes Pty Ltd.

9.2 NSW Contractor's Licence: 174699C.

10. General

10.1 Metricon may amend or withdraw the Offer at any time (including during the Promotional Period) without notice.

10.2 Errors and omissions excepted (E&OE).

10.3 For full details, speak with a Metricon New Home Advisor