



Metricon Homes Pty Ltd
ACN 005 108 752 ABN 55 201 276 124
Level 4, Building E, 32 Lexington Drive, Baulkham Hills, NSW 2153
T 02 8887 9000
F 02 8079 5901
metricon.com.au

FREEDOM BY METRICON - LIMITED EDITION HOMES

The Freedom by Metricon Limited Edition Offer is available on new deposits from 1 September 2025 to 14 December 2025 and applies only to the Atessa 22 with Avalon façade and the Merricks 27A with Yale façade in the NSW build region (as defined on metricon.com.au/services/where-we-build). This offer is not redeemable for cash or credit at contract. The advertised prices are:

- Atessa 22 with Avalon façade – \$316,170*
- Merricks 27A with Yale façade – \$422,300*

Price excludes land, site costs, driveway, fencing, landscaping, timber decking, and any other external works. Images may depict items not included in the offer, such as upgrade items, external lighting, furniture, or decorative finishes. Floor plans shown are based on standard façade configurations and standard inclusions. Price based on the Sydney metro sales region.

Free upgrades (included at no extra cost):

- (1) COLORBOND® steel roof supplied and installed to Metricon's standard roof profile and pitch using standard COLORBOND® colours;
- (2) Fully rendered home—The free upgrade replaces standard brick with the AAC system on single-storey homes, and on double-storey homes, it applies to the ground floor with EPS to the first floor. Two colours with a standard two-coat finish are included; additional colours or finishes are available at extra cost. Images are for illustrative purposes only, and actual colours and finishes may vary. This offer is not transferable, redeemable for cash or credit, or available with other promotions unless expressly stated.

Exclusions/variations (additional charges may apply): Roof—COLORBOND® Ultra/Metallic ranges, special colours/finishes, coastal/spec upgrades, non-standard profiles/pitches, sarking/insulation upgrades, BAL/acoustic engineering upgrades; Render—feature claddings, lightweight infills, parapets, blade/feature walls, columns/piers not in standard scope, boundary/retaining walls, fences, letterboxes, detached/outdoor structures, specialty textures/finishes, more than two colours, developer-mandated articulation beyond Metricon's standard render scope. Offer valid only in NSW build regions (excluding Northern NSW and Southern NSW as defined on metricon.com.au/services/where-we-build).

Customers may choose to purchase the optional Finishing Touches Pack for an additional cost of \$4,990 for the Atessa 22 with Avalon façade and \$6,990 for the Merricks 27A with Yale façade. The Finishing Touches Pack includes carpet from Metricon's promotional range for designated bedroom areas; timber-look laminate flooring from the Superior Advanced Range for main living areas (or upgrade to 400mm x 400mm matte finish floor tiles for an additional \$1,500); 20mm Caesarstone® Mineral benchtops to kitchen, bathroom, ensuite, and powder rooms; and one (1) Fujitsu 6.0kW split system air-conditioning unit installed to the main living area. Pack availability is limited to standard home layouts only. Floorplan extensions, design modifications, or additional wet areas may incur additional charges. The Finishing Touches Pack is only available with the advertised Limited-Edition homes and cannot be taken in conjunction with any other promotion or upgrade pack. Site costs are site-specific and will vary according to your land. For further details, speak to a Metricon New Home Advisor.



Metricon Homes Pty Ltd

ACN 005 108 752 ABN 55 201 276 124

Level 4, Building E, 32 Lexington Drive, Baulkham Hills, NSW 2153

T 02 8887 9000

F 02 8079 5901

metricon.com.au

Your building contract must be signed within the promotional period to secure the advertised price. Metricon reserves the right to amend or withdraw this offer without notice. Offer cannot be taken in conjunction with any other promotion, upgrade pack, or discount.

LIMITATIONS

1. The Freedom Limited Edition Homes are:

- a. Only valid for deposits from 1 September 2025 to 14 December 2025
- b. Only applicable to the Atessa 22 with Avalon façade and Merricks 27A with Yale façade
- c. Not to be used in conjunction with Designer by Metricon, Signature by Metricon, or DualOcc by Metricon offers
- d. Subject to availability, and may be withdrawn or amended without notice
- e. Available only in NSW build regions as defined on [metricon.com.au/where-we-build](https://www.metricon.com.au/where-we-build)
- f. Excludes site costs and land
- g. Not available with the Freedom Curation Upgrade Packs, FastTrack Double the Discount savings, or any custom structural variations

2. Credits will not be provided for the deletion of any inclusions.

3. Metricon reserves the right to substitute individual products should a listed product become unavailable due to supply constraints.

The promoter is Metricon Homes Pty Ltd. NSW Contractor Licence: 174699C