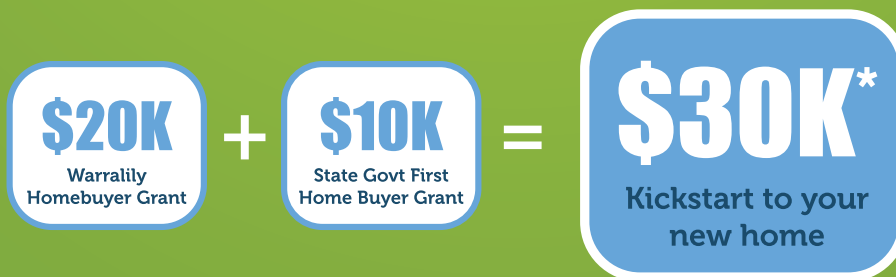




WARRALILY \$20K HOMEBUYER KICKSTARTER

Kickstart your home ownership journey with **\$20,000** towards your new home at Warralily.

Plus if you're an eligible first home buyer, receive up to **\$30,000** to help make your dream home a reality!



Don't miss out - Limited to first 20 buyers

*T&Cs apply. See overleaf for full terms and conditions.



TERMS & CONDITIONS

WARRALILY HOMEBUYER KICKSTARTER

1. In these terms and conditions and all advertising relating to the Warralily Homebuyers Kickstarter, "Warralily" means Armstrong Creek Development Corporation Pty Ltd.
2. This Offer runs from **5th October 2024** to **31st January 2025**.
3. The Offer is available to the first 20 people ("Purchasers") who enter into a contract ("Land Contract") for the sale of an Eligible Lot:
 - a. during the Offer Period; and
 - b. within 7 Business Days of paying an initial deposit in respect of an Eligible Lot.
 - c. pay the full deposit under the Land Contract.
4. Purchasers will be entitled to have Warralily pay a contribution of \$20,000 (inc GST) to their nominated builder following settlement of the Land Contract or receive the \$20,000 rebate off the price of their land at settlement.
5. In order for a Purchaser to nominate their builder to receive the benefit of the Offer:
 - a. the Purchaser must enter into a Building Contract with a Builder for the construction of a dwelling on that Eligible Lot (excluding townhomes, medium density and spec homes) before settlement under the Land Contract;
 - b. the Purchaser must contact their Warralily Sales Consultant prior to settlement of the Land Contract and provide Warralily with a copy of the executed Building Contract.
6. The Offer is not available in conjunction with any other Warralily promotion or offer, but is available in addition to; any other Government grants and incentives for which the purchaser may be eligible (<https://www.sro.vic.gov.au/first-home-owner> or <https://www.nhfc.gov.au/support-buy-home>). The purchaser's eligibility for any government grant is matter between them and the relevant government department.
7. Warralily reserves the right to cancel, extend or make changes to the Offer at any time.
8. Warralily gives no warranties and makes no representations about any Builder's ability to enter into or perform a Building Contract.
9. If a Building Contract is cancelled for any reason, the Purchaser is not entitled to the refund of any amount paid (or procured to be paid) by Warralily to the Builder on the Purchaser's behalf pursuant to this Offer.
10. The Purchaser must settle their land purchase within 14 days of title registration, or as agreed with Warralily. Should the purchaser request settlement extensions, Warralily reserves the right to cancel their builder deposit contribution or rebate.
11. Any form of commitment fee or initial deposit paid by the Purchaser to a Builder, the administration of that payment is a matter between the Purchaser and the Builder only.
12. The Purchaser cannot make any claims on the Vendor relating to Stamp Duty or Taxation implications associated to the offer.

Visit our website for more details.

