



**double
the grant**

For a limited time, eligible first home buyers can double the grant at Warralily! **Get the Government \$10K First Home Buyer Grant** plus an additional **\$10K Grant** when you build at Warralily with a participating builder.

That's \$20,000 to help you secure your dream home in a vibrant, well-connected community!

Participating Builders

metricon

boutique
homes

HomeGroup

SHERRIDON HOMES
A HIGHER STANDARD

Fairhaven Homes

H Homebuyers
Centre



1300 458 193

warralily.com.au



*Terms & Conditions Apply. See over leaflet for full terms and conditions.

TERMS & CONDITIONS

1. In these terms and conditions and all advertising relating to the Warralily 'Double the Grant' offer, "Warralily" means Armstrong Creek Development Corporation Pty Ltd.

2. This 'Promotional Period' runs from 22nd March to 30th June 2025.

3. The offer is available to qualified first home buyers ("Purchasers") who enter into a contract ("Land Contract") for the sale of an Eligible Lot: (a) during the Promotion Period; (b) sign a land contract within 7 Business Days of paying an initial deposit in respect of an Eligible Lot and (c) pay the full deposit under the Land Contract.

4. Purchasers must deposit with a participating builder during the promotional period and provide Warralily with a copy of the builder deposit receipt at the time of signing the land contract. The purchaser must then provide Warralily with a copy of the executed Building Contract at least 7 Business Days prior to settlement.

5. ACDC (Warralily) and the nominated participating Builder will each make a \$5,000 gst inc. contribution in the form of an additional discount, provided the conditions of the offer are met.

6. The offer is not transferable and can not be redeemed as cash from Warralily or the participating builder.

7. The Promotion is not available on townhomes or when building with a non-participating builder, but is available in addition to: (a) 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>)

8. Warralily reserves the right to cancel, extend or amend the offer at any time.

9. If the Purchaser named in the Contract nominates, sells, transfers, gifts, or otherwise disposes with the Property before settlement is complete, the Vendor and participating Builder will not be obliged to comply with its obligations in relation to the Offer.

10. Warralily gives no warranties and makes no representations about any Builder's ability to enter into or perform a Building Contract.

11. Any form of commitment fee or initial deposit paid by the Purchaser to a participating Builder, the administration of that payment is a matter between the Purchaser and the Builder only.

12. The Purchaser must settle their land purchase within 14days of title registration, or as agreed with Warralily. Should the purchaser request settlement extensions, Warralily reserves the right to cancel their obligations under the offer.

13. The Purchaser cannot make any claims on the Vendor or participating Builder relating to Stamp Duty or Taxation implications associated to the offer.