



**BOX HILL  
HOME & LAND  
SALE**  
 UP TO  
**\$50,000\***  
 OFF THE PACKAGE PRICE  
 PLUS  
**\$10,000\***  
 DESIGN STUDIO VOUCHER  
 PLUS  
**FIXED PRICE**  
 ON ALL BOX HILL PACKAGES

~~\$1,088,000~~

NOW

**\$1,053,820\***

LAND PRICE \$682,000 HOME PRICE \$371,820

**FIXED PRICE PACKAGE**

/ BOX HILL 2 | LOT 114

**ESSENCE SERIES**


A beautifully considered design, featuring 4 bedrooms and a living and dining area that spills into the outdoor alfresco.

**/ ELEVATE INCLUSIONS**

View some of the quality inclusions from our Elevate inclusions package, that come as standard in your new North home:

- Polytec Melamine matt joinery, with finger pull and soft close doors and drawers
- 20mm standard range Caesarstone® benchtop to kitchen
- Westinghouse 900mm built-in oven, cooktop, canopy rangehood and 600mm dishwasher
- Actron reverse cycle ducted air-conditioning with minimum 13kW with 2 zones
- Hybrid flooring from Builder's range to living areas
- Carpet from Builder's range to bedrooms
- Floor tiling from Builder's range to alfresco and porch (as per plan)
- 2590mm ceiling height
- Mirror robe doors to all bedrooms
- Downlights to living areas as per standard electrical plan
- Square set ceiling to wet areas
- Remote controlled garage door
- Flyscreens to all open windows
- Site works and statutory requirements
- Hebel and lightweight cladding to external finish
- Landscaping - turf, garden bed, trees, clothesline, letterbox and fencing
- 3000 litre above ground rainwater tank
- PLUS MORE...

\*Price is based on standard floor plan with standard facade. Price includes GST. Additional costs will incur with any alterations to the floor plans or facades. Please refer to inclusions brochure and schedule of inclusions. Site works and statutory requirements are included in the standard model price, and are based on the builder's preferred siting and standard designs. The home complies with a 7 star BASIX rating, based on the existing floorplan and with the above inclusions. The colour scheme has been based on medium colours for the roof and external walls. Any colour, structural or glazing amendments to the dwelling will require an amended BASIX, which could incur additional costs if the BASIX no longer complies.



GROUND FLOOR

Ground Floor	123.20 sqm	Porch	1.40 sqm
Garage	18.30 sqm	<b>TOTAL</b>	<b>151.10 sqm   16.30 sq</b>
Alfresco	8.20 sqm		

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Disclaimer: The information contained in this document is for marketing purposes only and does not form part of the contract of sale. Although all efforts have been made to ensure that the information provided is accurate and in accordance with the provisions of the contract of sale, changes may be made during construction and dimensions, areas, fittings, finishes and specifications are subject to change without notice. North Homes retains the right to modify prices at its discretion and without prior notification. The commencement date is contingent upon the timeline of customer, developer, and council meetings, encompassing factors such as land registration, client-requested alterations, developer and council endorsements, as well as the timely acceptance of tender and contract within 7 days, respectively. The indicated prices are subject to compliance with developer, council, and legal mandates and condition of utility services. Adjustments to land dimensions and positioning of utility services, including sewer and stormwater systems, drainage fixtures, Telstra infrastructure, trees, butterfly drains, driveway crossovers, pram ramps, electrical and other easements, or Section 88B instruments, might necessitate revisions to the floor plan or siting arrangements. The terms and conditions of sale as stipulated by North Homes are applicable. For further information, kindly consult with your North Homes consultant. Builder's Licence Number 374999c . Effective from March 2024.