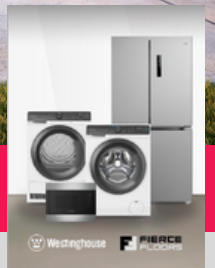



FIXED PRICE PACKAGE
\$1,629,000*

LAND PRICE \$1,110,000 HOME PRICE \$519,000

PLUS
**WESTINGHOUSE APPLIANCES &
EPOXY FLOORING AT NO CHARGE**


/ ROUSE HILL | LOT 111


COMFORT SERIES

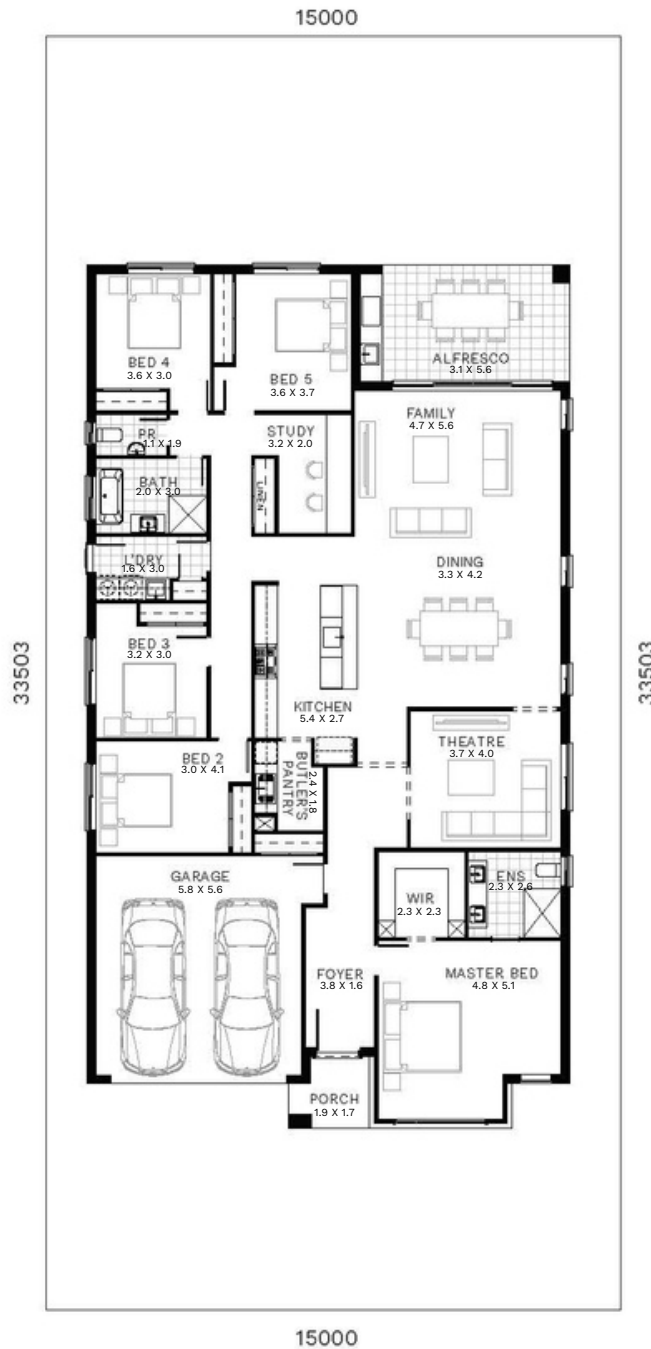
Enjoy modern open plan living with generously sized rooms that maximise space and light, and a large alfresco.

/ ELEVATE INCLUSIONS

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

- Actron reverse cycle ducted air-conditioning with minimum 13kW with 2 zones
- Westinghouse 900mm built-in oven, cooktop, canopy rangehood and 600mm dishwasher
- Polytec Melamine matt joinery, with finger pull and soft close doors and drawers
- 20mm Caesarstone® benchtop to kitchen with overhead cabinets and bulkhead
- 2590mm ceiling height
- Butler's pantry with 20mm Caesarstone® benchtop and sink as per standard plan
- Hybrid flooring from Builder's range to living areas and carpet to bedrooms
- Floor tiling to alfresco and porch as per standard plan
- Downlights to living areas as per plan, oyster lights to bedrooms
- Mirror robe doors to bedrooms
- Square set ceiling to wet areas
- Flyscreens to all open window openings
- Bristle classic roof tiles or Colorbond® as per roof design
- Remote controlled Colorbond® sectional overhead garage door
- Coloured concrete driveway
- Landscaping - turf, garden bed, trees, clothesline, letterbox and fencing
- PLUS MUCH MORE...

*Price is based on standard floor plan with standard facade. Price includes GST. Facade depicted may include upgrade items and additional cost. Additional costs will incur with any alterations to the floor plans or facades. Price may vary with BASIX requirements. Please refer to inclusions brochure for full list of inclusions. ^Refer to Finish with Finesse promotional brochure for full product details and terms & conditions.



Ground Floor	236.22 sqm	Alfresco	17.60 sqm
Garage	36.76 sqm	TOTAL	294.30 sqm 31.67 sq
Porch	3.72 sqm		

1800 116 544 | NORTHOMES.COM.AU

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.