


**\$1,632,000\***

LAND PRICE \$1,200,000 HOME PRICE \$432,000

**PLUS WESTINGHOUSE APPLIANCES & EPOXY FLOORING AT NO CHARGE<sup>^</sup>**


/ ROUSE HILL | LOT 115


**ESSENCE SERIES**

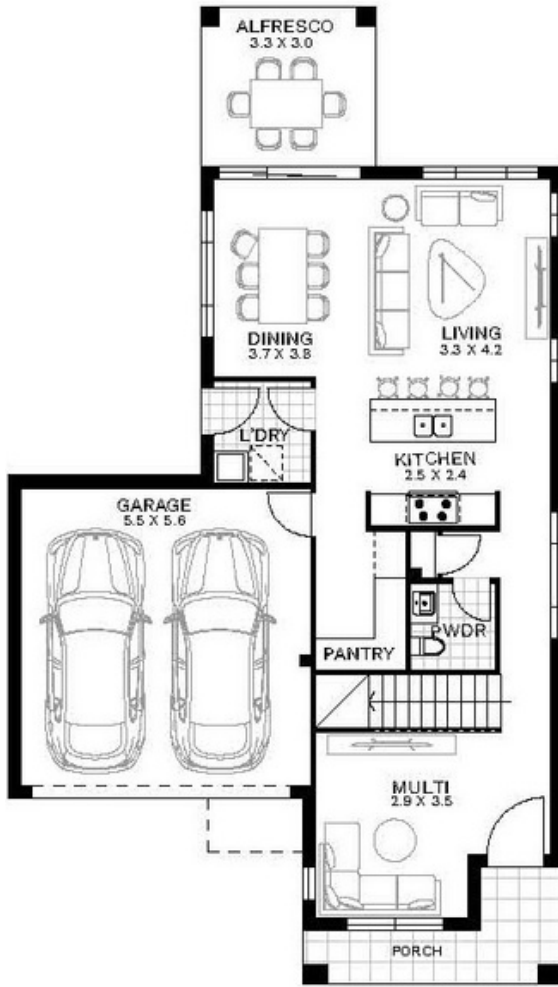
Full of clever features perfect for the modern family, including multiple living spaces, a study nook, and 4 generous bedrooms.

**/ 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 and walk-in pantry
- 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 ground floor living areas
- Carpet from Builder's range to staircase, bedrooms and first floor living areas
- Floor tiling from Builder's range to alfresco, porch and balcony
- 2590mm ceiling height to ground floor and 2440mm to first floor
- Mirror robe doors to all bedrooms
- Downlights to downstairs living areas as per standard electrical plan
- Stainless steel balusters with timber handrail (design specific)
- Square set ceiling to wet areas
- Remote controlled garage door
- Flyscreens to all open windows
- Landscaping - turf, garden bed, trees, clothesline, letterbox and fencing
- PLUS 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. <sup>^</sup>Refer to Finish with Finesse promotional brochure for full product details and terms & conditions.



GROUND FLOOR



FIRST FLOOR

Ground Floor	80.00 sqm
Garage	34.50 sqm
Porch	6.80 sqm
Alfresco	9.90 sqm

First Floor	95.00 sqm
Balcony	4.90 sqm
<b>TOTAL</b>	<b>231.10 sqm   24.90 sq</b>

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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 December 2023.