



**\$1,110,000\***

LAND PRICE \$692,000 HOME PRICE \$418,000

**INCLUDES  
\$20,000 DISCOUNT OFF LAND**

/ BOX HILL 2 | LOT 126

 4  2.5  1  1  273.4m<sup>2</sup>

A stylish and contemporary lifestyle awaits, with multiple living areas, four bedrooms, a walk-in pantry and dedicated study space.

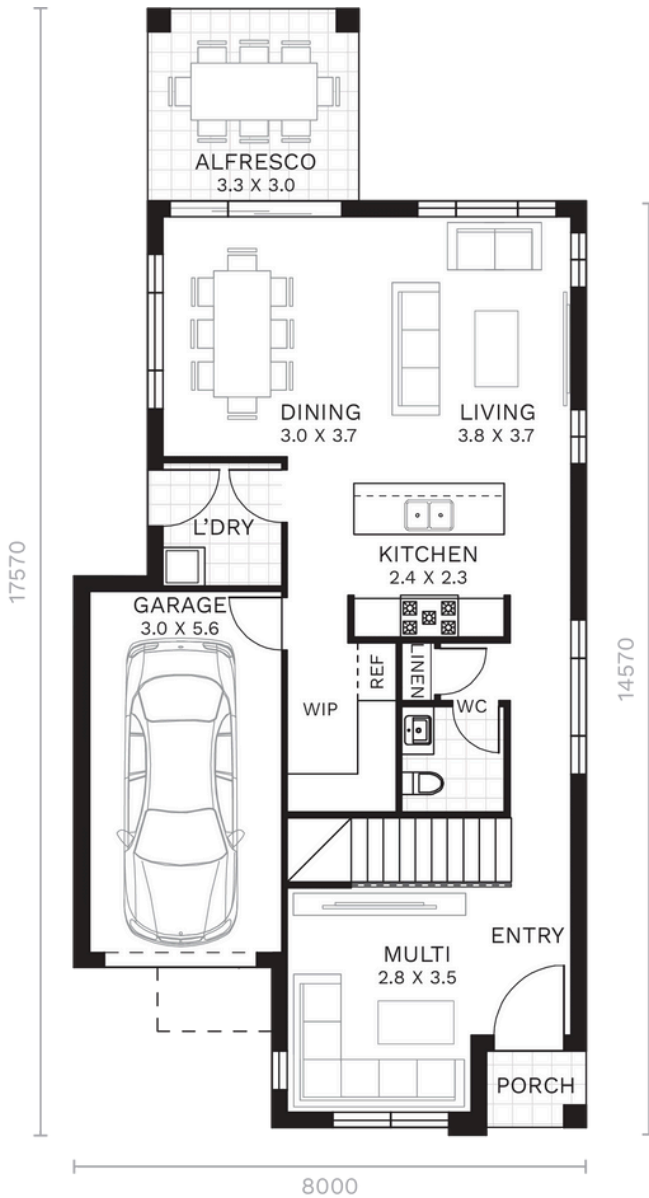
**ESSENCE SERIES**

**/ EXCITE INCLUSIONS**

View some of the quality inclusions from our Excite 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
- 2590mm ceiling height to ground floor and 2440mm to first floor
- 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 porch and alfresco
- Downlights to downstairs living areas as per standard electrical plan
- Stainless steel balusters with timber handrail (design specific)
- Colorbond sectional overhead remote controlled garage door
- Dulux 2 coat paint system
- Standard site works and statutory requirements
- 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. Standard site works are included in the standard model price and are based on the builder's preferred siting and standard designs. This is not a fixed site package and does not form a part of the Box Hill Fixed Price Promotion. Speak to a sales consultant for more information.



GROUND FLOOR



FIRST FLOOR

Ground Floor	80.00 sqm
Garage	19.30 sqm
Porch	1.87 sqm

Alfresco	9.90 sqm
First Floor	95.00 sqm
<b>TOTAL</b>	<b>215.00 sqm   23.20 sq</b>

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 May 2024.