



\$1,913,000*

LAND PRICE \$1,205,000 HOME PRICE \$708,000

FIXED PRICE PACKAGE

/ ROUSE HILL 2.2 | LOT 201


COMFORT SERIES

Stunning with an abundance of space, this gorgeous five bedroom home offers a theatre, study, rumpus, and a luxurious master suite with it's own private balcony and spacious retreat.

/ ELEVATE INCLUSIONS

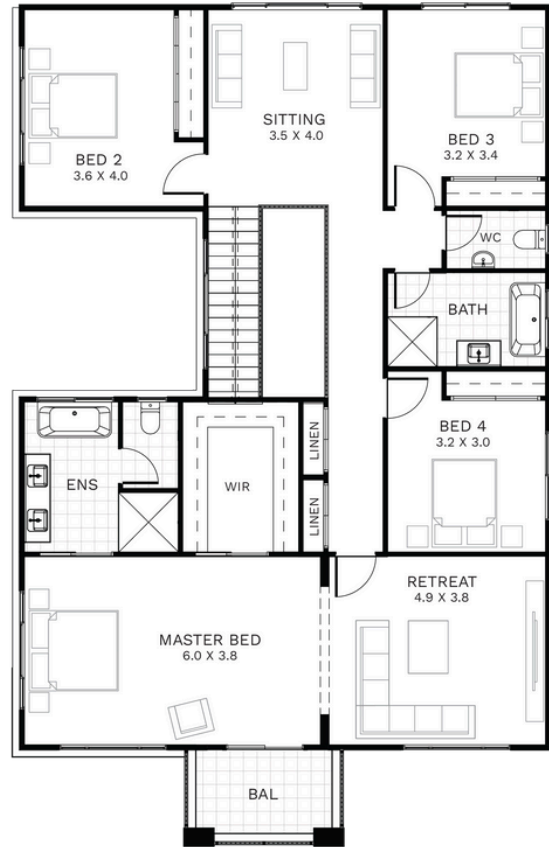
View some of the quality inclusions from our Elevate inclusions package, that come as standard in your new North home:

- Actron reverse cycle ducted air-conditioning with minimum 13kW with 2 zones
- Westinghouse 900mm kitchen appliances 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
- 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, staircase and first floor living areas
- Floor tiling to alfresco, balcony and porch as per standard plan
- Downlights to downstairs living areas as per plan, oyster lights to bedrooms
- Square set ceiling to wet areas
- Dulux 2-coat paint system
- 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. 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



FIRST FLOOR

Ground Floor	155.60 sqm
Garage	35.75 sqm
Porch	6.66 sqm
Alfresco	15.68 sqm

First Floor	149.71 sqm
Balcony	5.01 sqm
TOTAL	368.41 sqm 39.65 sq

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.