



# \$1,158,000\*

## FIXED PRICE PACKAGE

/ BOX HILL 2 | LOT 126

**ESSENCE SERIES**

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

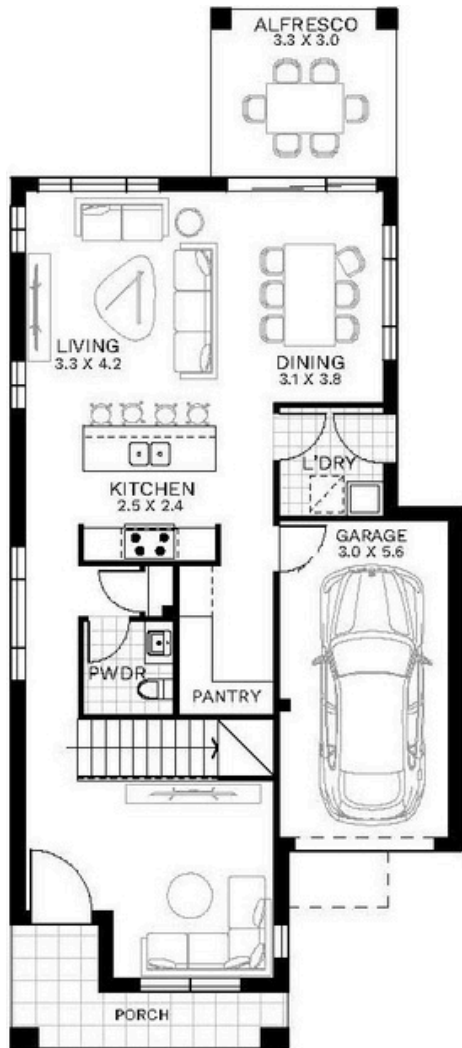
A stylish and contemporary lifestyle awaits, with multiple living areas, four bedrooms, a walk-in pantry and dedicated study area.

### / 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 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
- Site works and statutory requirements
- Landscaping - turf, garden bed, trees, clothesline, letterbox and fencing
- 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



FIRST FLOOR

Ground Floor	80.00 sqm
Garage	19.30 sqm
Porch	6.80 sqm
Alfresco	9.90 sqm

First Floor	95.00 sqm
Balcony	4.90 sqm
<b>TOTAL</b>	<b>215.90 sqm   23.20 sq</b>

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