



~~\$1,143,000~~

Enjoy \$20K\* OFF THE PRICE FOR ESSENCE SINGLE STOREY HOMES

**\$1,123,000<sup>^</sup>**

LAND PRICE \$740,000 HOME PRICE \$383,000

**FIXED PRICE PACKAGE**

/ GRANTHAM FARM | LOT 111

**ESSENCE SERIES**

4 2 1 300.1m<sup>2</sup>

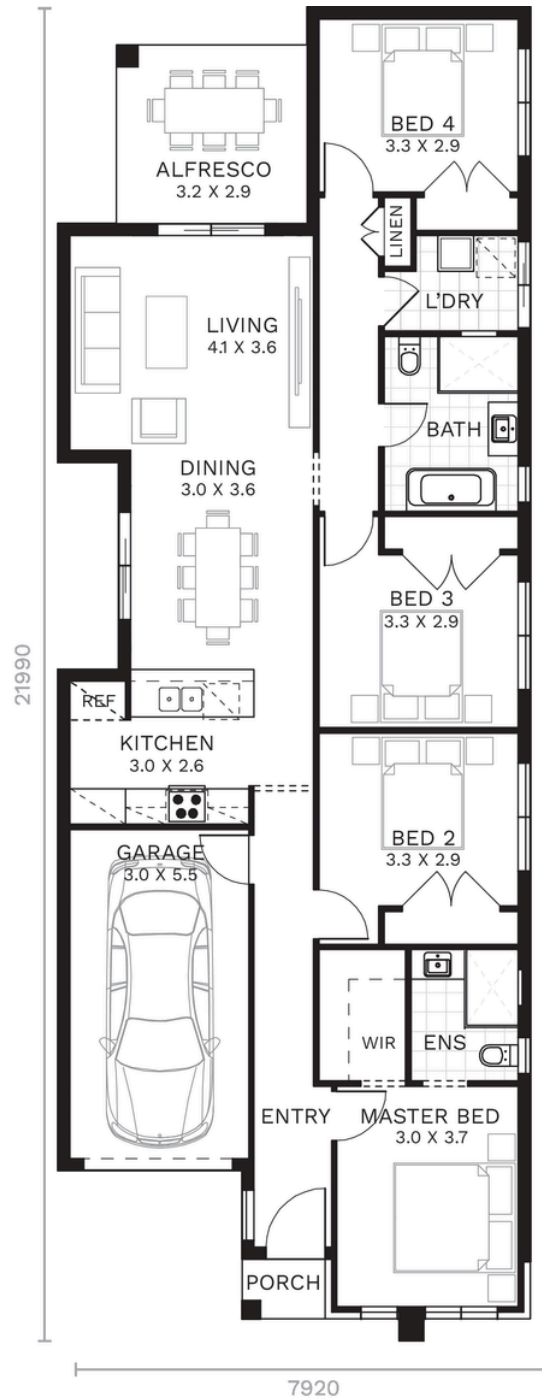
A beautifully considered design, featuring 4 bedrooms and a living and dining area that spills into the outdoor alfresco.

Included with your North Homes package:

**ELEGANCE UPGRADE PACKAGE**

- 2590mm ceiling height to ground floor
- x10 Downlights to living areas
- 20mm standard range Caesarstone® benchtop to kitchen
- Polytec Melamine matt joinery with soft close doors and drawers
- Westinghouse 900mm built-in oven, cooktop, canopy rangehood and 600mm dishwasher and microwave with trim kit
- Actron reverse cycle ducted air-conditioning
- Hybrid flooring from Builder's range to ground floor living areas
- Floor tiling from Builder's range to porch and alfresco
- 800mm wide base laundry cabinet with 33mm laminate benchtop and 45L inset tub.
- Full height tiling to either ensuite & bathroom with square set ceilings to wet areas
- Remote controlled garage door
- Council & statutory requirements
- Fixed site costs
- 7-star Basix
- 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 Essence 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 floor plan 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. \*Refer to Elegance Upgrade inclusions brochure for full list of promotional items and T&Cs. \$20,000 promotional discount is already included in the price shown. Discount amount cannot be exchanged for cash or credit. North Homes reserves the right to withdraw promotions without notice.



GROUND FLOOR

Ground Floor	128.20 sqm	Porch	1.40 sqm
Garage	18.30 sqm	<b>TOTAL</b>	<b>157.50 sqm   17.00 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 September 2024.