



~~\$1,273,000~~



*Style
Save*

Step into style with items valued at
\$30,000* for all our Essence
home designs.

\$1,263,000[^]

LAND PRICE \$747,000 HOME PRICE \$516,000

FIXED PRICE PACKAGE

/ BOX HILL | LOT 204

ESSENCE SERIES

4 2.5 1 280m²

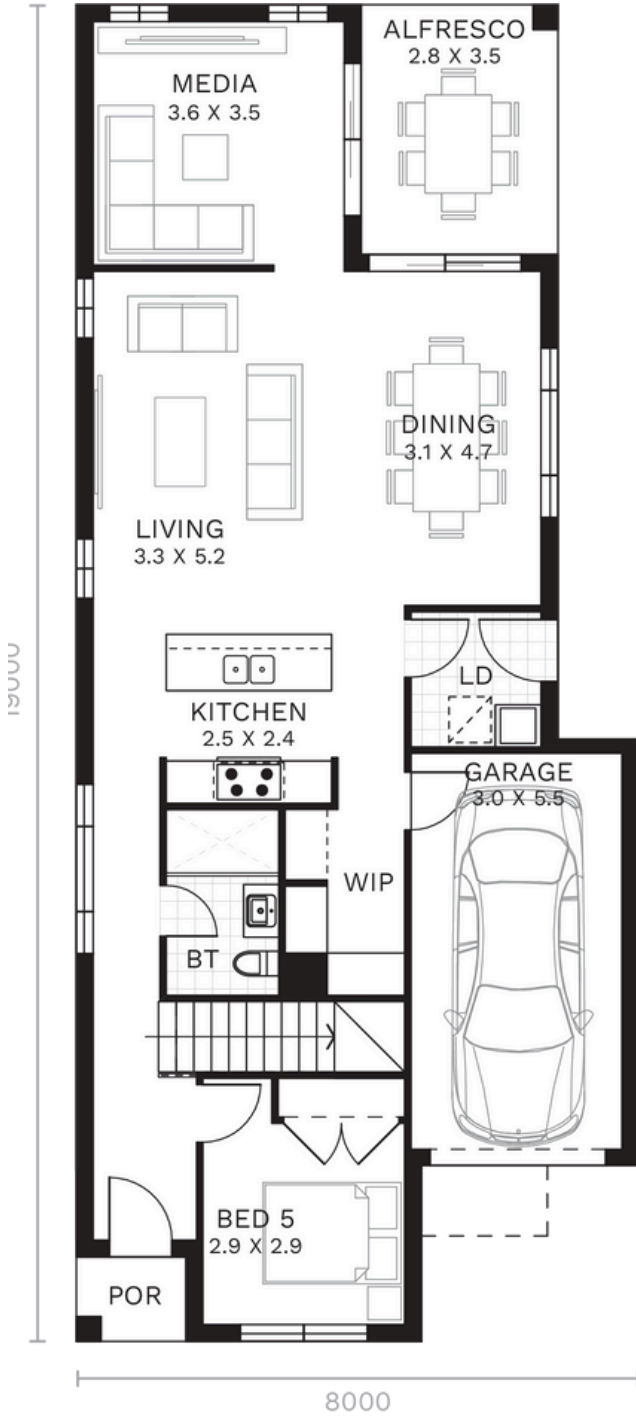
This home offers plenty of space for everyone with both upstairs and downstairs living spaces, including a media room.

Included with your North Homes package:

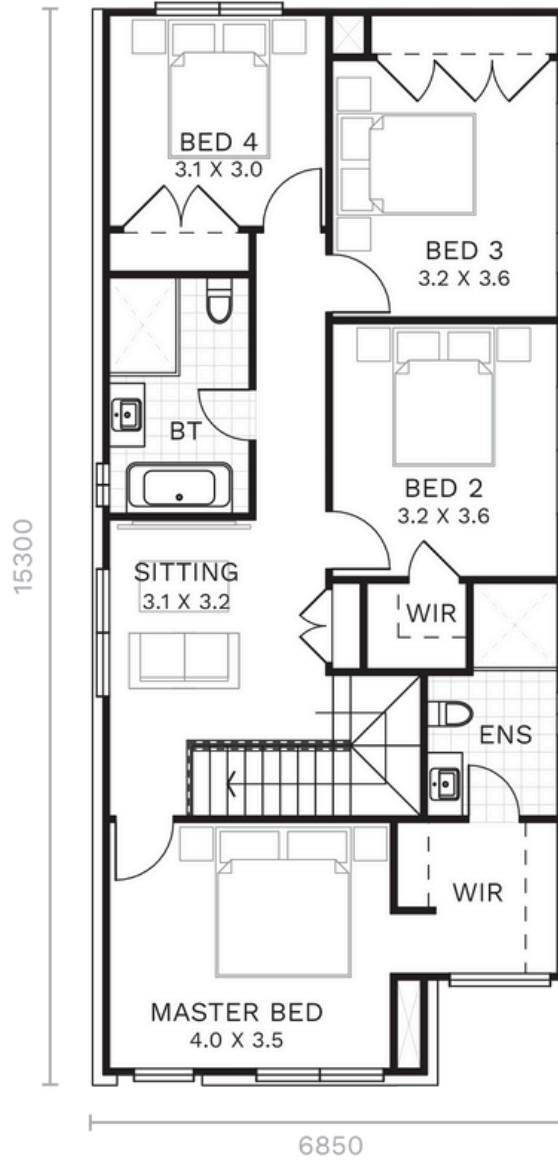
ELEGANCE UPGRADE PACKAGE

- 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
- Carpet from Builder's range to staircase, bedrooms and first 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. \$10,000 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



FIRST FLOOR

Ground Floor	93.1 sqm
Garage	20.1 sqm
Porch	1.9 sqm

Alfresco	10.1 sqm
First Floor	107.8 sqm
TOTAL	233.0 sqm 25.1 sq

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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 February 2025.



Style — AND — Save

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\$10,000*

OFF ESSENCE HOME DESIGNS

PLUS

\$15,000*

DESIGN STUDIO VOUCHER

PLUS

FREE Plain epoxy flooring to the garage	Valued at \$2,450
FREE Alarm security system with 5 sensors	Valued at \$1,132
FREE Flyscreens nylon mesh to openable windows	Valued at \$750
FREE Micron Video Intercom including 7" touch screen monitor with 1080P resolution	Valued at \$708
FREE Gainsborough Freestyle Trilock Smart Lock	Valued at \$480

North Homes Style & Save offer is only available on Essence Series home designs and/or home and land packages. To remain valid, contracts must be signed in line with North Homes build process. The \$10,000 discount is off the base price of the Essence home. The \$15,000 design studio voucher is valid for the North Home's studio only. Neither offer is redeemable for cash or credit and cannot be used in conjunction with any other offer. There is no credit for any items forfeited. North Homes reserves the right to withdraw this offer without notice. Please speak to a sales consultant for more information. BL 374999C. Effective 27th January 2025.