



**\$1,247,338\***

LAND PRICE \$826,348 HOME PRICE \$420,990

**FIXED PRICE PACKAGE**

/ CLAREMONT MEADOWS | LOT 309

**ESSENCE SERIES**

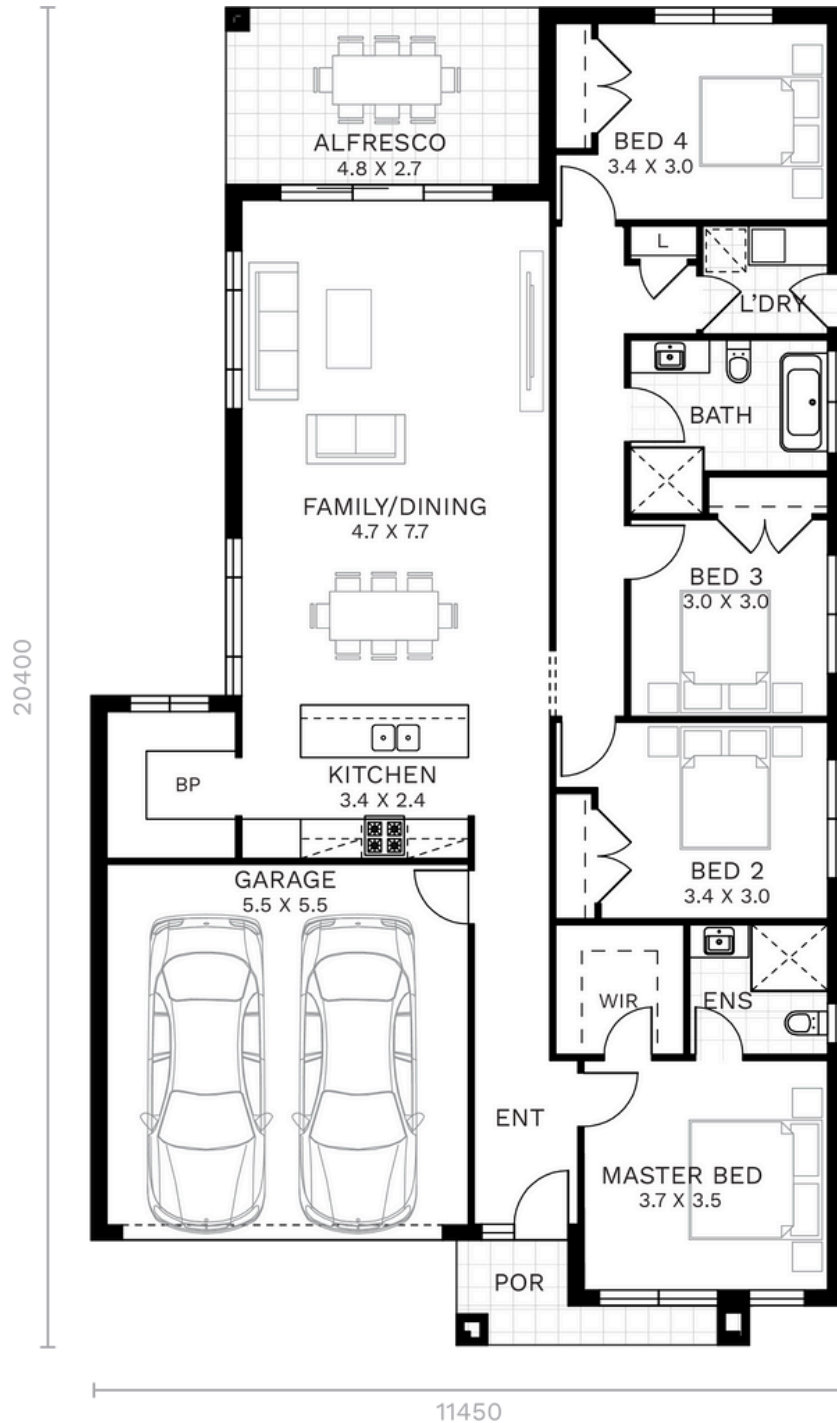
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Included with your North Homes package:

**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 or 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. North Homes reserves the right to withdraw promotions without notice.



Ground Floor	151.9 sqm	Alfresco	13 sqm
Garage	32.8 sqm	<b>TOTAL</b>	<b>201.9 sqm   21.7 sq</b>
Porch	4.3 sqm		

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