



/ MARSDEN PARK | LOT 8

 5  2.5  1  273.7m<sup>2</sup>

**CUSTOM DESIGN**

This smartly designed home offers large living spaces with 5 bedrooms, including a master with a private balcony.

**/ INCLUSIONS**

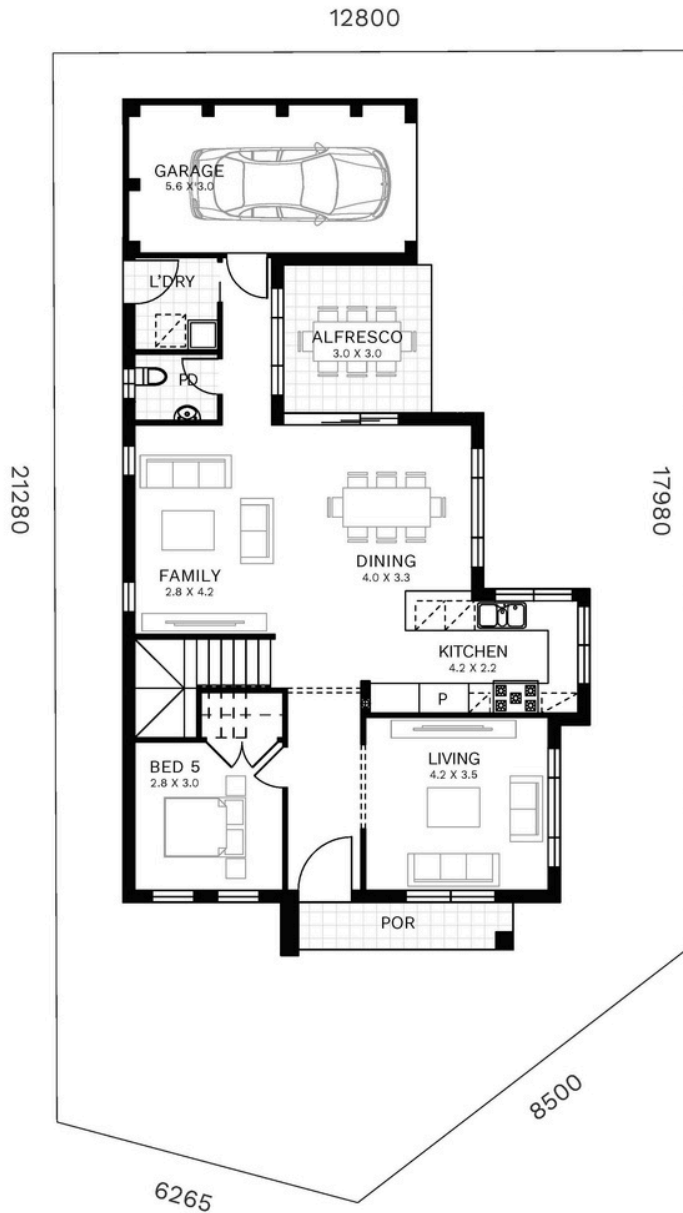
View some of the quality inclusions from our Marsden Park inclusions package, that come as standard in your new North home:

- 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 porch and alfresco
- 2740mm 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...

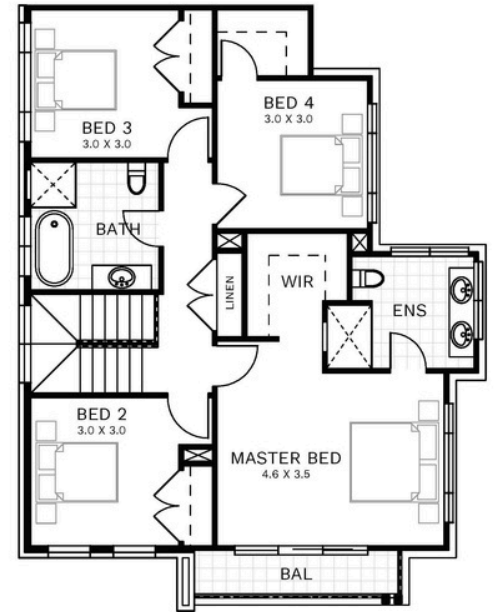
\*Price is based on standard floor plan with standard facade. Price includes GST. Facade depicted may include upgrade items and additional cost. Additional costs will incur with any alterations to the floor plans or facades. Please refer to inclusions brochure for full list of inclusions.



TYPE 9  
FLOORPLAN



GROUND FLOOR



FIRST FLOOR

Ground	94.30 sqm
Floor Garage	19.20 sqm
Porch	4.50 sqm
Alfresco	9.00 sqm

First Floor	5.20 sqm
Balcony	90.70 sqm
<b>TOTAL</b>	<b>222.90 sqm   24.00 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 March 2025.



# Style — AND — Save

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

**\$10,000\***

OFF ESSENCE HOME DESIGNS

**PLUS**

**\$15,000\***

DESIGN STUDIO VOUCHER

**PLUS**

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

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.