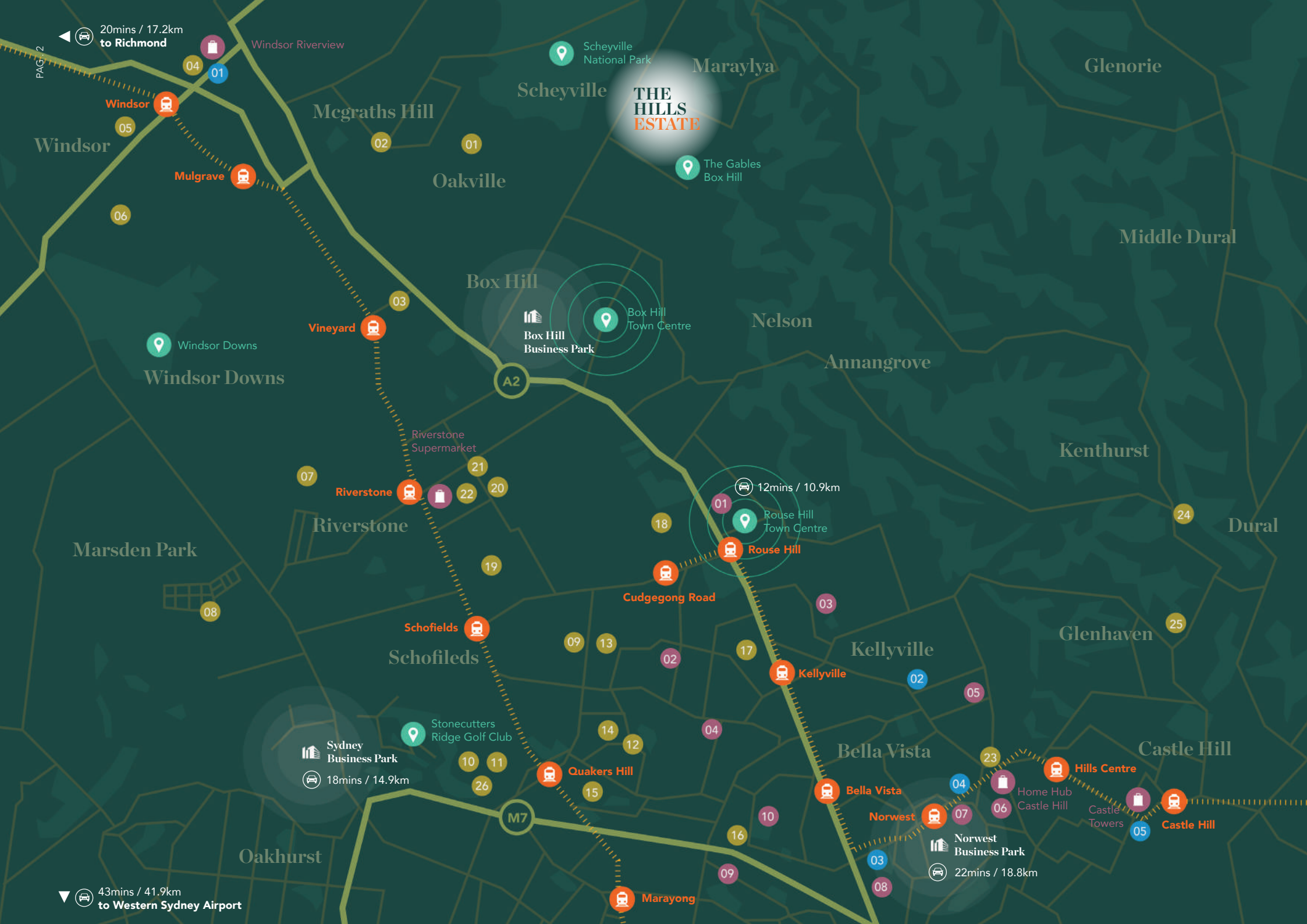


HOUSE & LAND PACKAGES

# THE HILLS ESTATE

Cnr Boundary Rd & Maguires Rd, Box Hill North\*

TURNKEY PROMOTION INTEGRATED LOTS PRICE OFFER



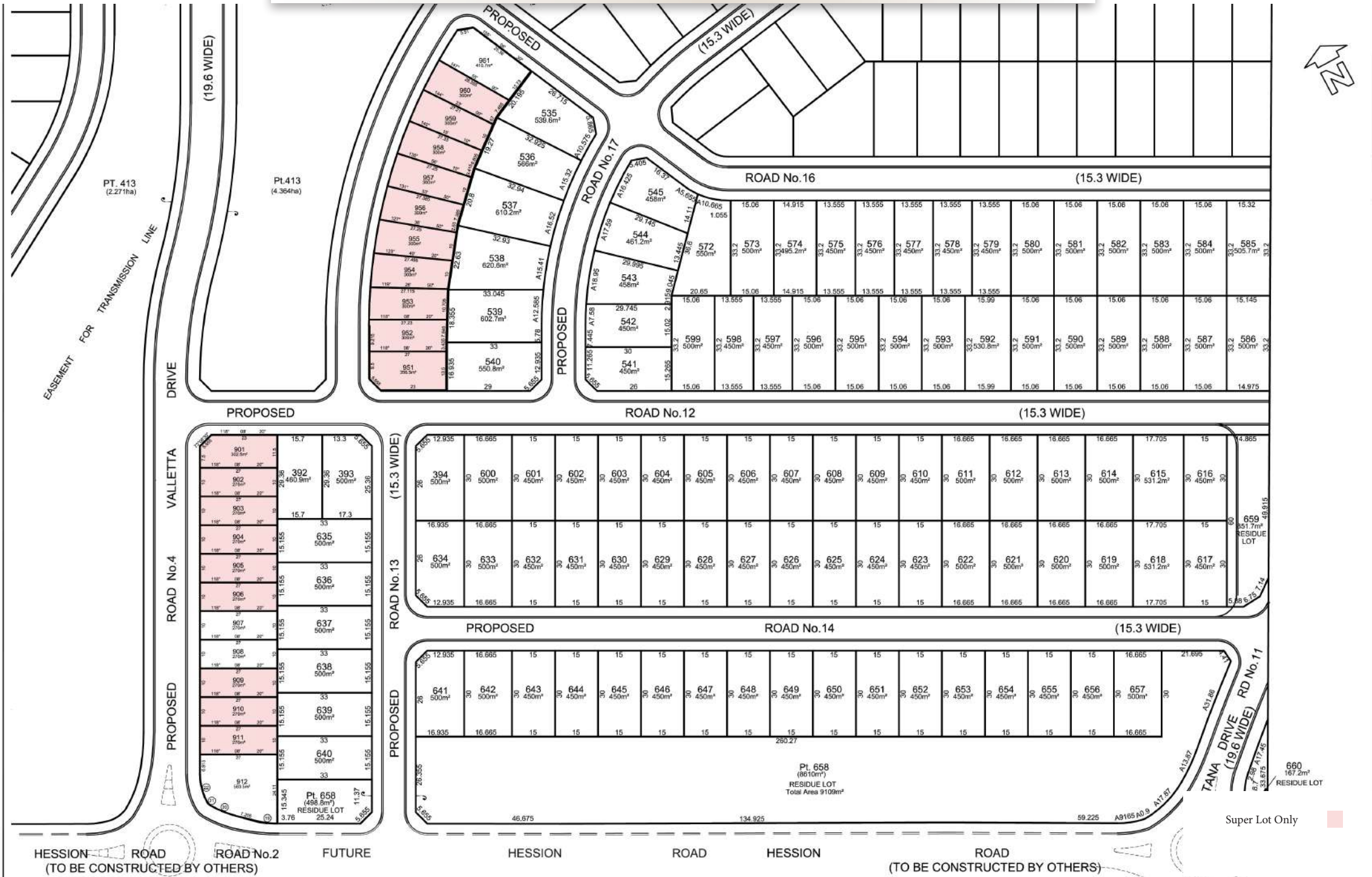


# BOX HILL NORTH\* DEVELOPMENT MASTER PLAN



\*Search "Part D Section 17" for details regarding Box Hill North Development Master plan

# THE HILLS ESTATE - STAGE SUBDIVISION



# INTEGRATED DESIGN

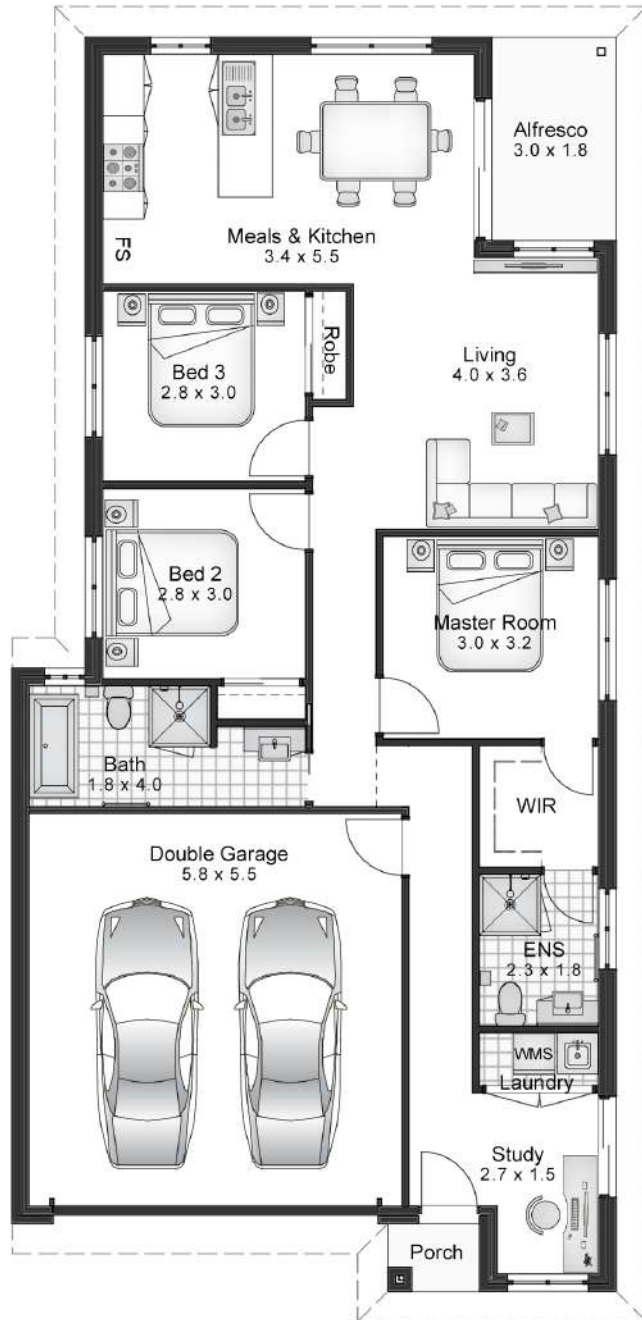
| Land information |                     |                                   | Building Design Options |                   |               |              |                     |
|------------------|---------------------|-----------------------------------|-------------------------|-------------------|---------------|--------------|---------------------|
| Lot Number       | Land Size           | Land Price after Developer Rebate | Fixed Plan Design       | Design Price      | Façade Design | Façade Price | Turnkey Total Price |
| 901              | 302.5m <sup>2</sup> | \$378,000                         | Diamond 210             | \$414,000         | Maple         | N/A          | \$792,000           |
| 902              | 270m2               | \$345,000                         | Diamond 210             | \$414,000         | Cedar         | \$3,500      | \$762,500           |
| 903              | 270m2               | \$345,000                         | Umina 200               | \$405,000         | Kapur         | \$2,000      | \$752,000           |
| 904              | 270m2               | \$345,000                         | Umina 200               | \$405,000         | Mahogany      | \$10,000     | \$760,000           |
| 905              | 270m2               | \$345,000                         | Diamond 210             | \$414,000         | Jarrah        | \$5,000      | \$764,000           |
| 910              | 270m2               | \$345,000                         | Diamond 210             | \$414,000         | Maple         | N/A          | \$759,000           |
| 911              | 270m2               | \$345,000                         | Umina 200               | \$405,000         | Karri         | N/A          | \$750,000           |
| 951              | 356.5m2             | \$445,000                         | Mod 220                 | Check with Office | Jarrah        | \$5,000      | Check with Office   |
| 952              | 300m2               | \$375,000                         | Diamond 210             | \$414,000         | Maple         | N/A          | \$789,000           |
| 953              | 300m2               | \$375,000                         | Umina 200               | \$405,000         | Mahogany      | \$10,000     | \$790,000           |
| 954              | 300m2               | \$375,000                         | Umina 200               | \$405,000         | Karri         | N/A          | \$780,000           |
| 955              | 300m2               | \$375,000                         | Diamond 210             | \$414,000         | Cedar         | \$3,500      | \$792,500           |
| 956              | 300m2               | \$375,000                         | Diamond 210             | \$414,000         | Kapur         | \$2,000      | \$791,000           |
| 957              | 300m2               | \$375,000                         | Umina 200               | \$405,000         | Maple         | N/A          | \$780,000           |
| 958              | 300m2               | \$375,000                         | Diamond 210             | \$414,000         | Karri         | N/A          | \$789,000           |
| 959              | 300m2               | \$375,000                         | Umina 200               | \$405,000         | Jarrah        | \$5,000      | \$785,000           |
| 960              | 300m2               | \$375,000                         | Diamond 210             | \$414,000         | Cedar         | \$3,500      | \$792,500           |



# INTEGRATED LOT

**Dream Home with Affordability**



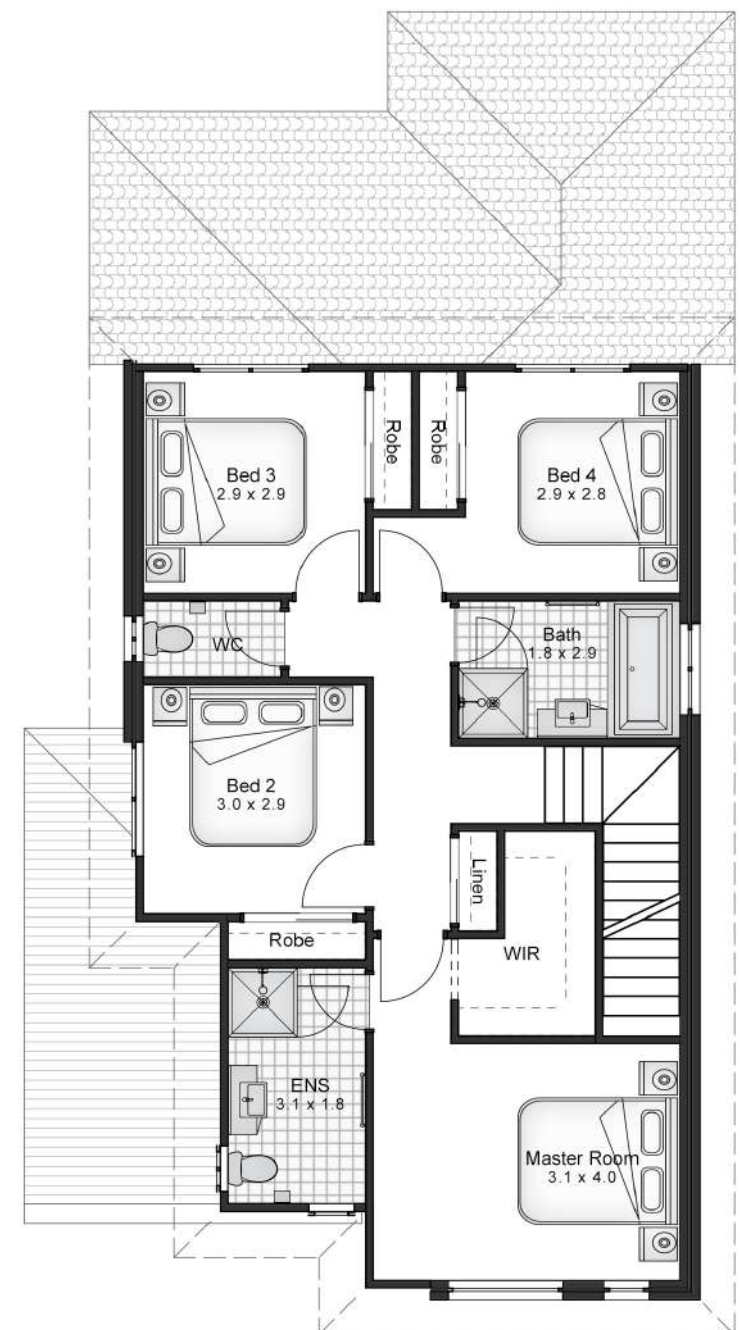
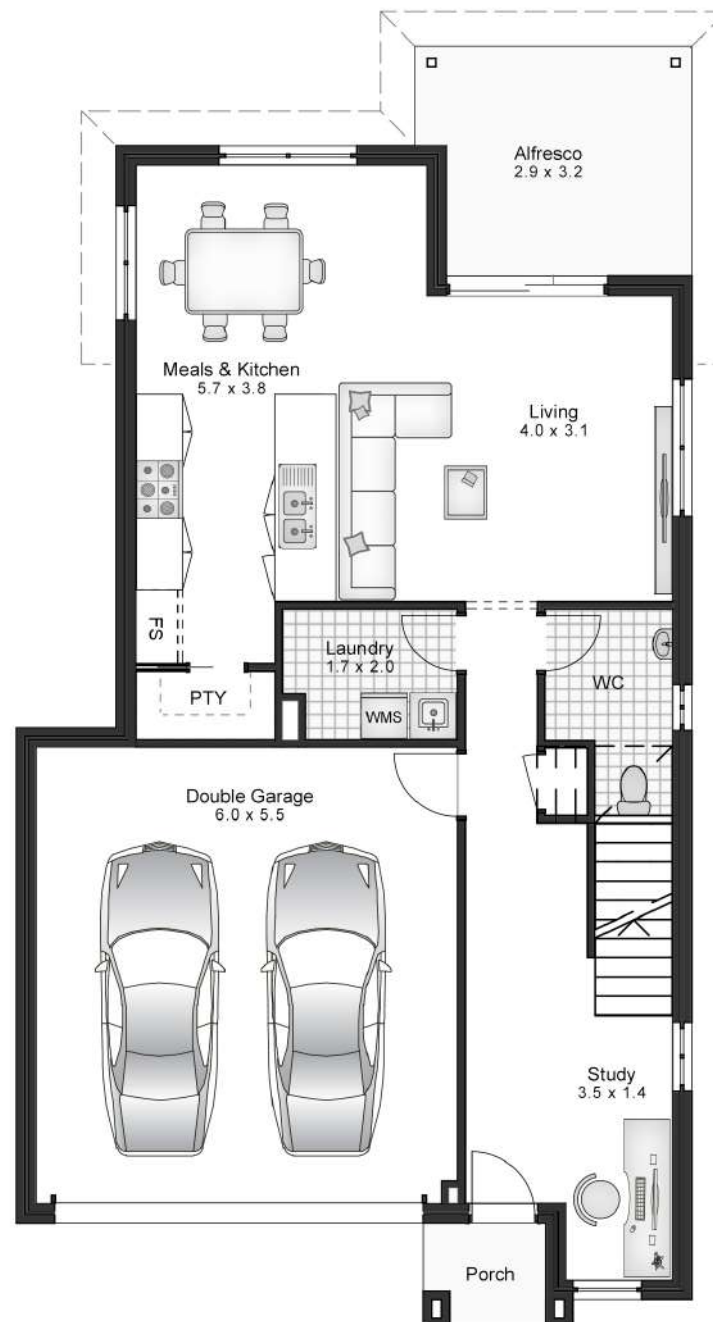


# Tathra

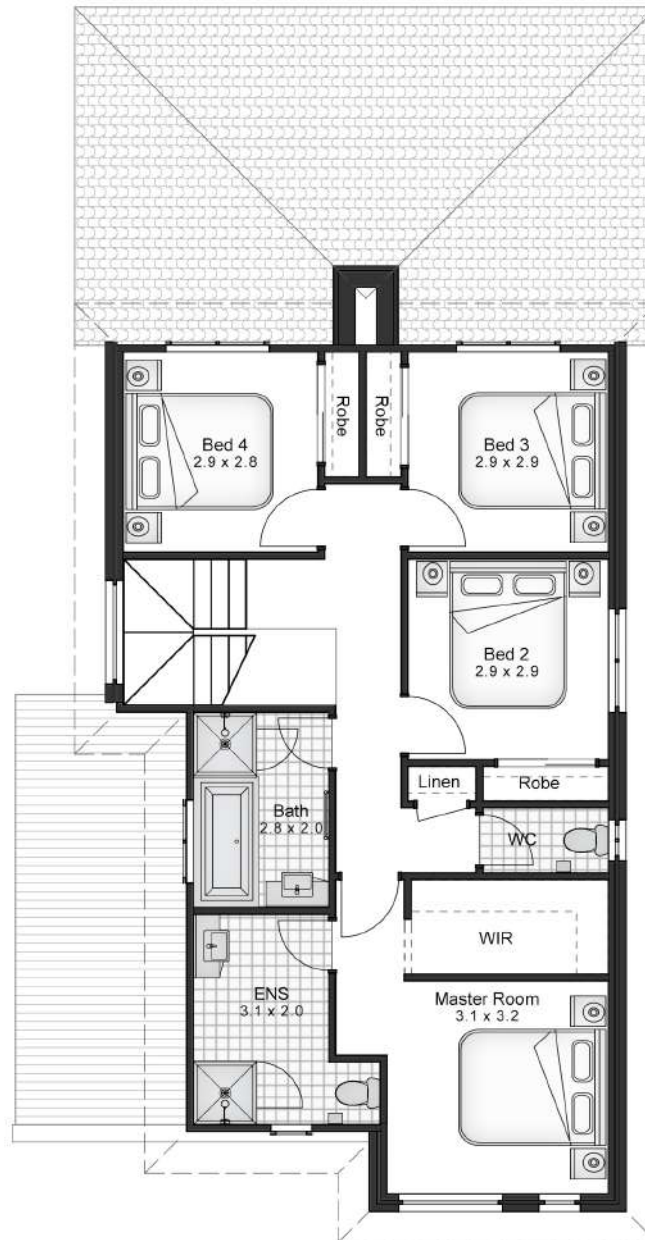
150m<sup>2</sup>



**Umina**  
**201m<sup>2</sup>**







**Diamond**  
**210m<sup>2</sup>**

## STANDARD PACKAGE INCLUDES



Site cost



H Graded slab



Landscaping & Fencing



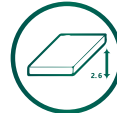
Tile or Colorbond roof



Driveway & Front pathway



Remote control garage door



2.6 ceiling height to ground floor



Tiled Alfresco & Porch



SMEG Appliances (Dishwasher, Rangehood & Stovetop)



Free standing bathtub



# Single Storey

Flinders



Illustration Purpose Only

Hamilton



Illustration Purpose Only

Moreton



Illustration Purpose Only

Herron



Illustration Purpose Only

Norfolk



Illustration Purpose Only

Fraser



Illustration Purpose Only

# Double Storey

Karri



Maple



Kapur



Ceder



Jarrah



Mahogany







## Internal Colour Scheme Grevillea

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| Carpet                   | Blinds                    |                      |                     |            |
|--------------------------|---------------------------|----------------------|---------------------|------------|
| Loop Range               | Inner Circle              | Vibe                 | Dune                |            |
| Paint                    |                           | Tiles                |                     |            |
| Walls • Woodwork         | Dulux Natural White       | Floor Tiles          | Lifestyle Ice Grey  | 400x400    |
| Ceiling                  | Builders White            | Wall Tiles           | White Gloss         | 250x400    |
|                          |                           | Feature Wall Tiles   | Lifestyle Ice Grey  | 300x300    |
| Internal Fittings        |                           | Cabinetry            |                     |            |
| Shower Screens • Mirrors | Satin Silver Frame        | Benchtops            | Esastone 20mm       | Nickel     |
| Vinyl Sliders            | Satin Silver Frame        |                      | or Laminate Formica | Stone      |
|                          | with Glacier Vinyl Insert |                      | Formica             | Muliga     |
|                          |                           | Door • Drawer Fronts | Overheads           | Cuban Wood |
|                          |                           |                      |                     | Velour     |
|                          |                           |                      |                     | Gloss      |



## INTERNAL COLOUR SCHEME

## Internal Colour Scheme Banksia

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| Carpet                   | Blinds                    |                      |                        |              |
|--------------------------|---------------------------|----------------------|------------------------|--------------|
| Loop Range               | OK                        | Vibe                 | Stone                  |              |
| Paint                    |                           | Tiles                |                        |              |
| Walls • Woodwork         | Dulux Natural White       | Floor Tiles          | Solignum Bark Matt     | 400x400      |
| Ceiling                  | Builders White            | Wall Tiles           | White Gloss            | 250x400      |
|                          |                           | Feature Wall Tiles   | Solignum Bark Textured | 300x300      |
| Internal Fittings        |                           | Cabinetry            |                        |              |
| Shower Screens • Mirrors | Satin Silver Frame        | Benchtops            | Sandstone 20mm         | Norrbie      |
| Vinyl Sliders            | Satin Silver Frame        |                      | or Laminate Formica    | Veeteevan    |
|                          | with Glacier Vinyl Insert |                      | Formica                | Swirlight    |
|                          |                           | Door • Drawer Fronts | Overheads              | Cinnamon Ash |
|                          |                           |                      |                        | Velour       |
|                          |                           |                      |                        | Gloss        |



## Internal Colour Scheme Warratah

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| Carpet                   | Blinds                    |                      |                     |            |
|--------------------------|---------------------------|----------------------|---------------------|------------|
| Loop Range               | Confidential              | Vibe                 | Orient              |            |
| Paint                    |                           | Tiles                |                     |            |
| Walls • Woodwork         | Dulux Natural White       | Floor Tiles          | Lifestyle Charcoal  | 400x400    |
| Ceiling                  | Builders White            | Wall Tiles           | White Gloss         | 250x400    |
|                          |                           | Feature Wall Tiles   | Lifestyle Charcoal  | 300x300    |
| Internal Fittings        |                           | Cabinetry            |                     |            |
| Shower Screens • Mirrors | Satin Silver Frame        | Benchtops            | Esastone 20mm       | Nickel     |
| Vinyl Sliders            | Satin Silver Frame        |                      | or Laminate Formica | Stone      |
|                          | with Glacier Vinyl Insert |                      | Formica             | Mist Grey  |
|                          |                           | Door • Drawer Fronts | Overheads           | Cuban Wood |
|                          |                           |                      |                     | Velour     |
|                          |                           |                      |                     | Gloss      |



## Internal Colour Scheme Wattle

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| Carpet                   | Blinds                    |                      |                     |              |
|--------------------------|---------------------------|----------------------|---------------------|--------------|
| Loop Range               | Pyramtime                 | Vibe                 | Whisper             |              |
| Paint                    |                           | Tiles                |                     |              |
| Walls • Woodwork         | Dulux Natural White       | Floor Tiles          | Lifestyle Almond    | 400x400      |
| Ceiling                  | Builders White            | Wall Tiles           | White Gloss         | 250x400      |
|                          |                           | Feature Wall Tiles   | Lifestyle Almond    | 300x300      |
| Internal Fittings        |                           | Cabinetry            |                     |              |
| Shower Screens • Mirrors | Satin Silver Frame        | Benchtops            | Esastone 20mm       | Norrbie      |
| Vinyl Sliders            | Satin Silver Frame        |                      | or Laminate Formica | Veeteevan    |
|                          | with Glacier Vinyl Insert |                      | Formica             | Swirlight    |
|                          |                           | Door • Drawer Fronts | Overheads           | Cinnamon Ash |
|                          |                           |                      |                     | Velour       |
|                          |                           |                      |                     | Gloss        |





## Internal Colour Scheme

# Grevillea

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| Laminate Flooring      |  | Blinds             |                                   |
|------------------------|--|--------------------|-----------------------------------|
| Classic 1050           | Ocean Teak                                   | Vibe               | Dune                              |
| Paint                  |  | Tile               |                                   |
| Walls+Woodwork Ceiling | Dulux Natural White Builders White           | Floor Tiles        | Lifestyle Ice Grey                |
|                        |  | Wall Tiles         | White Gloss                       |
|                        |  | Feature Wall Tiles | Lifestyle Ice Grey                |
| Internal Fittings      |  | Cabinetry          |                                   |
| Shower Screens+Mirrors | Satin Silver Frame                           | Benchtops          | Esastone 20mm or Laminate Formica |
| Vinyl Sliders          | Satin Silver Frame with Glacier Vinyl Insert | Door+Drawer Fronts | Nickel Storm Mulga Cuban Wood     |
|                        |  | Overheads          | Velour Gloss Gloss                |



## Internal Colour Scheme

# Banksia

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| Laminate Flooring      |  | Blinds             |   |
|------------------------|--|--------------------|---|
| Classic 1050           | Walnut Limited                               | Vibe               | Stone                                   |
| Paint                  |  | Tile               |   |
| Walls+Woodwork Ceiling | Dulux Natural White Builders White           | Floor Tiles        | Sidertan Bark Matt White Gloss          |
|                        |  | Wall Tiles         | Sidertan Bark Textured                  |
|                        |  | Feature Wall Tiles |   |
| Internal Fittings      |  | Cabinetry          |   |
| Shower Screens+Mirrors | Satin Silver Frame                           | Benchtops          | Sandstone 20mm or Laminate Formica      |
| Vinyl Sliders          | Satin Silver Frame with Glacier Vinyl Insert | Door+Drawer Fronts | Nombre Wattlestone Sweetgum Cinamon Ash |
|                        |  | Overheads          | Velour Gloss Gloss                      |



## Internal Colour Scheme

# Warratah

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| Laminate Flooring      |  | Blinds             |                                   |
|------------------------|--|--------------------|-----------------------------------|
| Heritage 1             | Aged Ash                                     | Vibe               | Orient                            |
| Paint                  |  | Tile               |                                   |
| Walls+Woodwork Ceiling | Dulux Natural White Builders White           | Floor Tiles        | Lifestyle Charcoal White Gloss    |
|                        |  | Wall Tiles         | Lifestyle Charcoal                |
|                        |  | Feature Wall Tiles |                                   |
| Internal Fittings      |  | Cabinetry          |                                   |
| Shower Screens+Mirrors | Satin Silver Frame                           | Benchtops          | Esastone 20mm or Laminate Formica |
| Vinyl Sliders          | Satin Silver Frame with Glacier Vinyl Insert | Door+Drawer Fronts | Nickel Storm Mid Grey Cuban Wood  |
|                        |  | Overheads          | Velour Gloss Gloss                |



## Internal Colour Scheme

# Wattle

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| Laminate Flooring      |  | Blinds             |                                   |
|------------------------|--|--------------------|-----------------------------------|
| Heritage 1             | Oak Tradition Limited                        | Vibe               | Whisper                           |
| Paint                  |  | Tile               |                                   |
| Walls+Woodwork Ceiling | Dulux Natural White Builders White           | Floor Tiles        | Lifestyle Almond White Gloss      |
|                        |  | Wall Tiles         | Lifestyle Almond                  |
|                        |  | Feature Wall Tiles |                                   |
| Internal Fittings      |  | Cabinetry          |                                   |
| Shower Screens+Mirrors | Satin Silver Frame                           | Benchtops          | Esastone 20mm or Laminate Formica |
| Vinyl Sliders          | Satin Silver Frame with Glacier Vinyl Insert | Door+Drawer Fronts | Nombre Sand Vicenza Walnut        |
|                        |  | Overheads          | Velour Firestone Gloss Gloss      |





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## Internal Colour Scheme

# Grevillea

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| Carpet                   | Blinds                                       |                      |                                     |              |        |
|--------------------------|--|----------------------|-------------------------------------|--------------|--------|
| Loop Range               | Inner Case                                   | Vibe                 | Dune                                |              |        |
| Paint                    |  | White Tiles          |                                     |              |        |
| Walls + Woodwork         | Dulux Natural White                          | Floor Tiles          | Lifestyle Ice Grey                  | 400x400      |        |
| Ceiling                  | Builders White                               | Wall Tiles           | White Gloss                         | 250x400      |        |
|                          |  | Feature Wall Tiles   | Lifestyle Ice Grey                  | 300x300      |        |
| <b>Internal Fittings</b> |  | <b>Cabinetry</b>     |                                     |              |        |
| Shower Screens + Mirrors | Satin Silver Frame                           | Benchtops            | Escaistone 20mm or Laminata Formica | Nickel Storm | Velour |
| Vinyl Sliders            | Satin Silver Frame with Glacier Vinyl Insert | Door + Drawer Fronts | Formica                             | Mulga        | Gloss  |
|                          |  | Overheads            | Formica                             | Cuban Wood   | Gloss  |



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## Internal Colour Scheme

# Banksia

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| Carpet                   | Blinds                                       |                      |                                    |                  |        |
|--------------------------|--|----------------------|------------------------------------|------------------|--------|
| Loop Range               | OK   | Vibe                 | Stone                              |                  |        |
| Paint                    |  | White Tiles          |                                    |                  |        |
| Walls + Woodwork         | Dulux Natural White                          | Floor Tiles          | Solignum Bark Matt White Gloss     | 400x400          |        |
| Ceiling                  | Builders White                               | Wall Tiles           | Solignum Bark Textured             | 250x400          |        |
|                          |  | Feature Wall Tiles   |                                    | 300x300          |        |
| <b>Internal Fittings</b> |  | <b>Cabinetry</b>     |                                    |                  |        |
| Shower Screens + Mirrors | Satin Silver Frame                           | Benchtops            | Sandstone 20mm or Laminata Formica | Norrbie Velvetan | Velour |
| Vinyl Sliders            | Satin Silver Frame with Glacier Vinyl Insert | Door + Drawer Fronts | Formica                            | Swirlight        | Gloss  |
|                          |  | Overheads            | Formica                            | Cinnamon Ash     | Gloss  |



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## Internal Colour Scheme

# Warratah

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| Carpet                   | Blinds                                       |                      |                                     |              |        |
|--------------------------|--|----------------------|-------------------------------------|--------------|--------|
| Loop Range               | Confidential                                 | Vibe                 | Orient                              |              |        |
| Paint                    |  | White Tiles          |                                     |              |        |
| Walls + Woodwork         | Dulux Natural White                          | Floor Tiles          | Lifestyle Charcoal                  | 400x400      |        |
| Ceiling                  | Builders White                               | Wall Tiles           | White Gloss                         | 250x400      |        |
|                          |  | Feature Wall Tiles   | Lifestyle Charcoal                  | 300x300      |        |
| <b>Internal Fittings</b> |  | <b>Cabinetry</b>     |                                     |              |        |
| Shower Screens + Mirrors | Satin Silver Frame                           | Benchtops            | Escaistone 20mm or Laminata Formica | Nickel Storm | Velour |
| Vinyl Sliders            | Satin Silver Frame with Glacier Vinyl Insert | Door + Drawer Fronts | Formica                             | Mist Grey    | Gloss  |
|                          |  | Overheads            | Formica                             | Cuban Wood   | Gloss  |



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## Internal Colour Scheme

# Wattle

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| Carpet                   | Blinds                                       |                      |                                     |                      |           |
|--------------------------|--|----------------------|-------------------------------------|----------------------|-----------|
| Loop Range               | Primetime                                    | Vibe                 | Whisper                             |                      |           |
| Paint                    |  | White Tiles          |                                     |                      |           |
| Walls + Woodwork         | Dulux Natural White                          | Floor Tiles          | Lifestyle Almond                    | 400x400              |           |
| Ceiling                  | Builders White                               | Wall Tiles           | Lifestyle Almond                    | 250x400              |           |
|                          |  | Feature Wall Tiles   |                                     | 300x300              |           |
| <b>Internal Fittings</b> |  | <b>Cabinetry</b>     |                                     |                      |           |
| Shower Screens + Mirrors | Satin Silver Frame                           | Benchtops            | Escaistone 20mm or Laminata Formica | Sandstone Cape White | Velour    |
| Vinyl Sliders            | Satin Silver Frame with Glacier Vinyl Insert | Door + Drawer Fronts | Formica                             | Finewave Sand        | Firestone |
|                          |  | Overheads            | Formica                             | Vicenza Walnut       | Gloss     |



# THE HILLS ESTATE THE HILLS LIVING

