

Package Price:
\$785,350



Box Hill

Hills of Carmel

Land Register: Registered

Lot: 8315

4 3 1

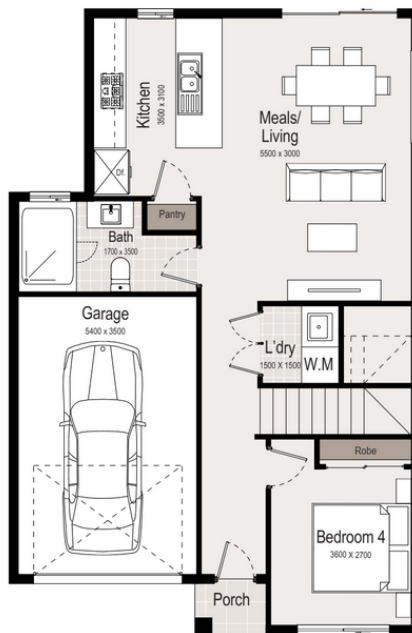
Land: 300m²

House: 166m²

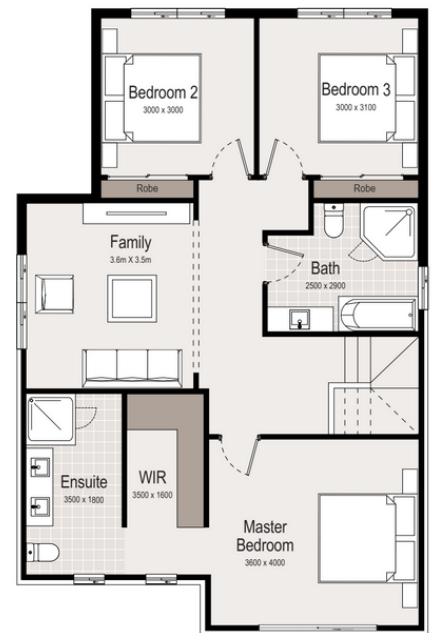
Land Price: \$453,000

YOUR NEW HOME INCLUDES:

- Fixed price contract
- 2700mm ground floor ceiling height, 2500mm first floor ceiling
- Premium brickworks & cladding
- Quality tiles and carpet throughout
- Monier tiled roof
- 20mm stone benchtop to kitchen with soft close drawers & doors
- Niches to bathroom and ensuite shower
- 600mm stainless steel cooktop, oven and rangehood
- 2-Zone ducted air conditioning
- Full LED downlights throughout the home
- Double powerpoints to each room
- Mailbox, flyscreen and clothing line included
- Full turnkey package: coloured concrete driveway and soft landscaping included



GROUND FLOOR

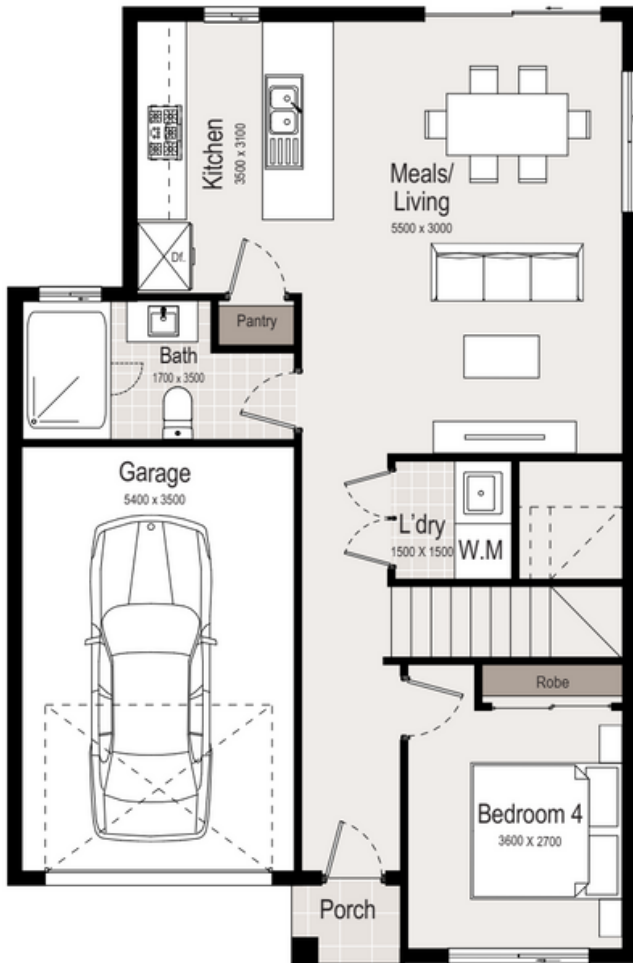


FIRST FLOOR

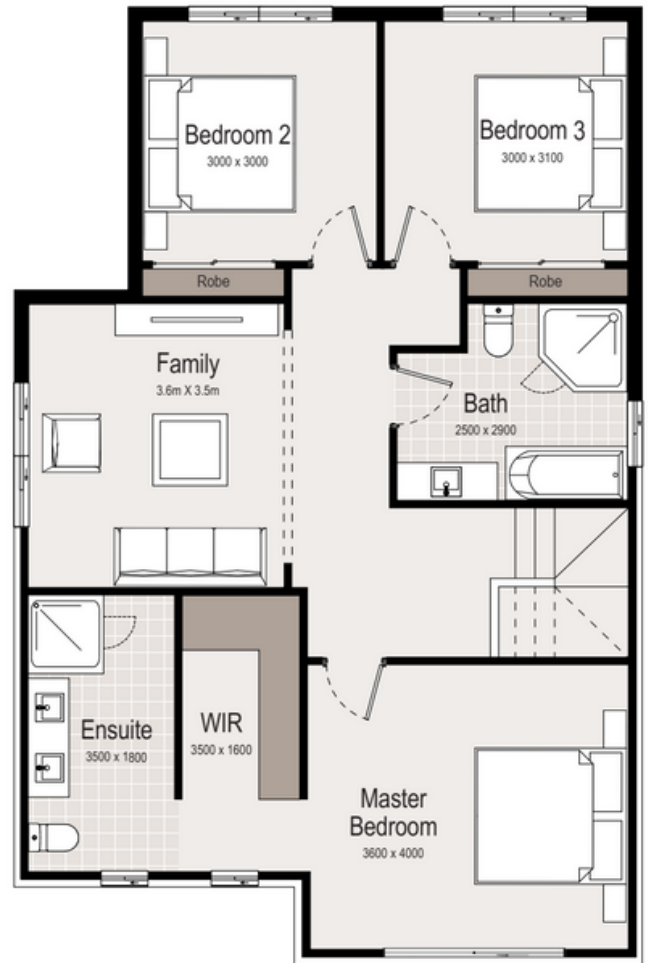
Free Upgrades for a limited time!

- 900mm appliances
- 40mm stone benchtop to kitchen
- Full tiling to bathroom / ensuite

*Whilst reasonable effort has been made to ensure accuracy, photographs and artist's impressions of surrounding area and the interiors and exteriors are intended as a guide only and subject to change. Styling is indicative only and not provided. Price is correct at time of printing though is subject to change without notice. Total square meters and square size measurement of this house is calculated by measuring from the external side and external walls. Prospective purchasers should make their own enquiries.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Hummingbird 18
SOHO Series

Disclaimer:
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HOUSE AREAS	
GROUND FLOOR	62.05 m ²
FIRST FLOOR	82.21 m ²
GARAGE	18.90 m ²
PORCH	3.20 m ²
Total	166.36 m²
TOTAL WIDTH	8.00 m
TOTAL DEPTH	12.20 m

PREMIUM INCLUSIONS

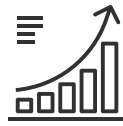
- ✓ Fixed site costs, no surprises
- ✓ 2700mm raised ground ceiling height
- ✓ 2-Zone Ducted Reverse Air conditioner
- ✓ Generously turfed and landscaped
- ✓ 20mm manufactured stone benchtop to kitchen
- ✓ Laminated and carpeted throughout
- ✓ Superior fittings and fixtures
- ✓ LED Downlights throughout
- ✓ High tiling to wet areas
- ✓ Floating vanities to bathroom and ensuite on applicable plans
- ✓ Niches to bathroom and ensuite showers
- ✓ Flyscreens provided to all windows & quality blinds throughout
- ✓ Tiled alfresco and patio
- ✓ Colour through concrete driveway
- ✓ Clothesline & letterbox
- ✓ Multi-coat paint system
- ✓ All homes include BASIX requirements
- ✓ Professionally selected external and internal colours and materials
- ✓ Quality stainless steel appliances with 2 year warranty



Ducted Airconditioning



Complete Settlement
Process Guidance



Progress Updates



Professional Colour
Selection



5-Star Inclusions



BASIX Rated
Energy Efficiency



Six Month Defect
Liability Period



7 Year Structural
Warranty



Customization
Available



Turn-key Fixed
Pacakges

