

LOT 7521 | \$1,150,000

*Guaranteed
Fixed Price



22 Henson Way, Box Hill, NSW 2765

Included

Landscaping
Driveway
2.6m High Ceiling
Ducted Air-Con
Quality Appliances

**MOVE IN MID 2024!
UNDER CONSTRUCTION!**

4 BED | 2.5 BATH | 1 CAR
251M² LAND | 163.8M² HOUSE

All in One
CARMEL ONE
- COMPLETE HOME -

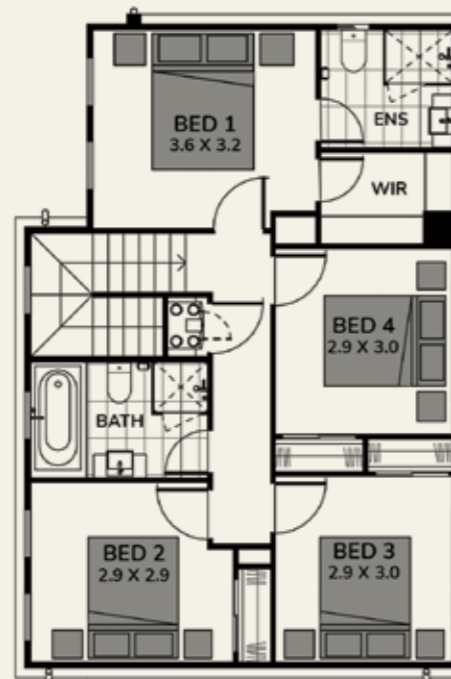


GROUND FLOOR



UPGRADED ITEMS

- Landscaping (Incl. Fencing)
- External Tiling to Approach and Alfresco
- LED Downlight (Living/Hallways)
- Ducted A/C (Ground Floor)
- 2,600mm Ceiling (Ground Floor)
- 2,340mm Front Door (Ground Floor)
- 2,340mm Doors (Ground Floor)
- 20mm Stone Benchtop (Kitchen/Bathrooms)
- Dishwasher
- Cold Water Point to Fridge Space
- Semi Frameless Shower Screens
- Fly Screen



FIRST FLOOR

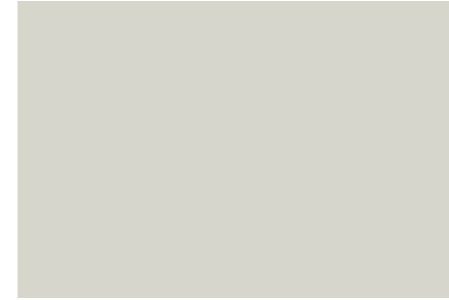


STAGE PLAN





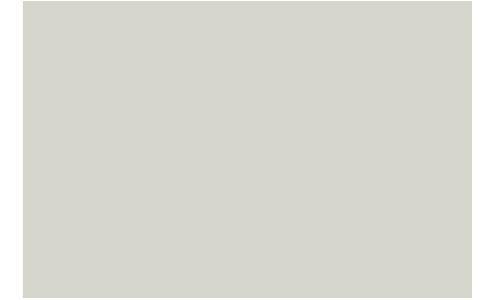
EXTERNAL FINISHES



Fascia & Window Frame
Surfmist®



Bricks
Austral Everyday Engage
(Off White Mortar, Ironed Joint)

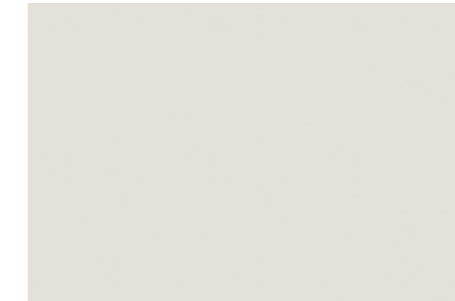


Slimline Panel Lift Garage Door
Surfmist®

EXTERNAL COLOURS



Double Storey: Cladding
Dulux Stepney GR11



Front Door
Dulux Pipe Clay Quarter (P16A1Q)



Driveway
Charcoal

EXTERNAL FINISHES

This colour selection is a clean curated scheme.

The Dune and Grey Pebble Half features on the façade create a premium, fresh and clean finish.

- A Fascia and Window Frames**
Surfmist®
- B Bricks**
Austral Everyday Engage
(Off White Mortar, Ironed Joint)
- C Colorbond® Roof**
Wallaby®
- D Panel Lift Garage Door**
Surfmist®

ROOFING



Colorbond® Roof
Wallaby®



Gutter
Wallaby®



KITCHEN & BATHROOMS



Cupboard Colour
Melamine Cinder Matt



Caesarstone® Benchtop
Ocean Foam™

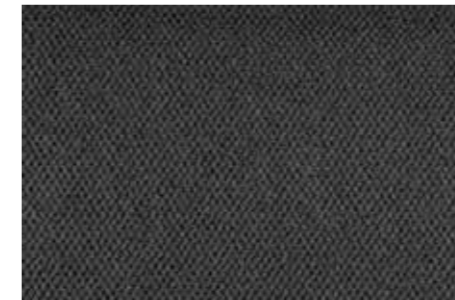


Kitchen & Laundry Tiled Splashback
United Donkey Grey

FLOORING & TILING



Main Floor and Wet Area Tiles
Belga Taupe (main floor - 450 x 450)
(wet area - 300 x 300)



Carpet
Park Regis Bartlett 54/8793



Wet Area Wall Tiles
Sphere White Gloss (1221637)

INTERNAL FINISHES

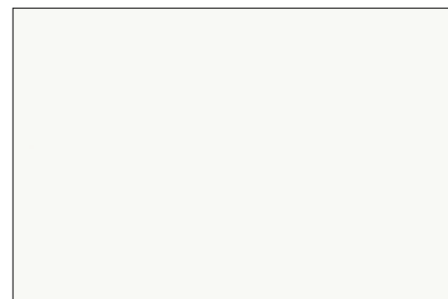
KITCHEN

This colour selection is a fresh, crisp, classic white scheme.

The monochromatic palette allows the space to be explored and personalised with layers of soft furnishings and accessories.

- A Cupboard colour**
Melamine Cinder Matt
- B Caesarstone® Benchtop**
Ocean Foam™
- C Kitchen Tiled Splashback**
United Donkey Grey
- D Floor Tiles**
Belga Taupe

WALLS & WINDOW FINISHES



Wall Colour
Dulux Vivid White



All in One CARMEL ONE

- COMPLETE HOME -



ONE STEP

- House is approved and under construction.
- 10% now, 90% when you move in mid 2024.
- No interest nor progress payments during construction.



ONE PRICE

- Guaranteed fixed price with free upgraded items.
- The design and specification are selected by professionals.



ONE CONTRACT

- All in one single contract for easier finance approval.
- Fully completed landscaped home.

1800 227 635
thehillsofcarmel.com.au/carmel-one/

