

# LOT 7508

10 Henson Way, Box Hill, NSW 2765



## Included

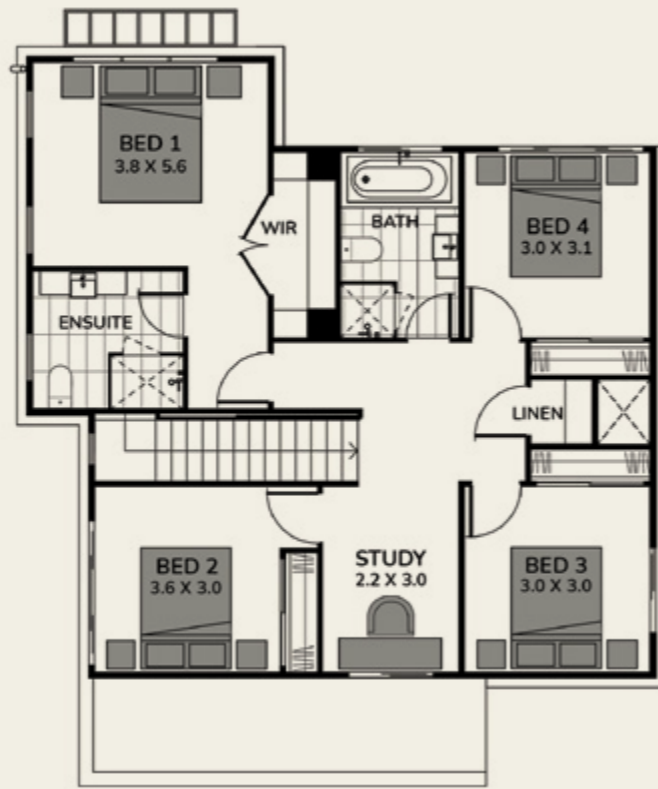
Landscaping  
Driveway  
2.6m High Ceiling  
Ducted Air-Con  
Quality Appliances

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

4 BED | 2.5 BATH | 1.5 CAR  
279M<sup>2</sup> LAND | 208.8M<sup>2</sup> HOUSE

*All in One*  
**CARMEL ONE**  
- COMPLETE HOME -





Artist's Impression



### FREE UPGRADED ITEMS

- Landscaping (Excavation, Soft/Hard Landscape, Fencing, Retaining Walls, Clothesline)
- Ducted A/C
- Video & Audio Intercom
- 2,600mm Ceiling (G Floor)
- 2,340mm Doors (G Floor)
- 2,340mm Front Door
- Extra 1 x Double Power Point in All Bedrooms
- LED Downlight (Not in Bedrooms)
- 20mm Stone Benchtop (Kitchen/Bathrooms)
- Dishwasher
- Cold Water Point to Fridge Space
- Semi Frameless Shower Screens
- Fly Screen
- External Tiling to Porch & Alfresco

### STAGE PLAN

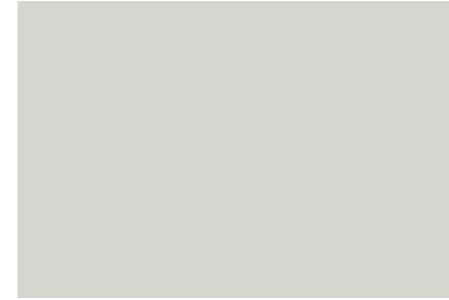






Artist's Impression

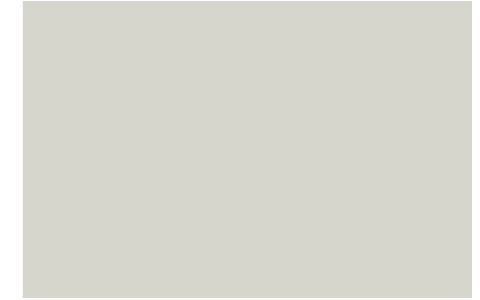
## EXTERNAL FINISHES



**Fascia & Window Frame**  
Surfmist®

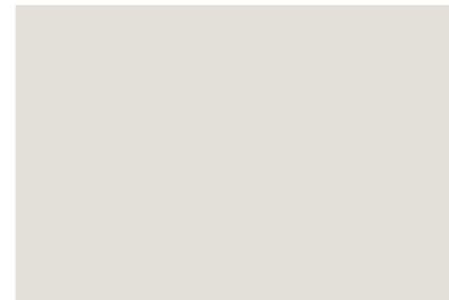


**Bricks**  
Austral Everyday Engage  
(Off White Mortar, Ironed Joint)

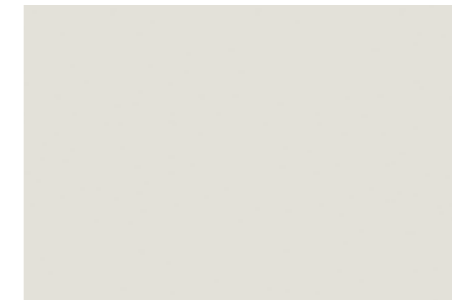


**Slimline Panel Lift Garage Door**  
Surfmist®

## EXTERNAL COLOURS



**Double Storey: Cladding**  
Dulux Pipe Clay (P16A1Q)  
(Facade Dependant)



**Front Door**  
Dulux Pipe Clay Quarter (P16A1Q)



**Driveway**  
Charcoal

# EXTERNAL FINISHES

This contemporary facade has a timeless feel. This colour scheme creates a contemporary design with a natural Australian feel.

- 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

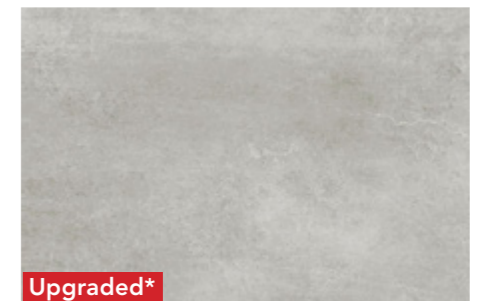


**Colorbond® Roof**  
Wallaby®



**Gutter**  
Wallaby®

## EXTERNAL TILE



Upgraded\*

**Alfresco and Porch Tile**  
Belga Grey Textured®



Artist's Impression

## KITCHEN & BATHROOMS

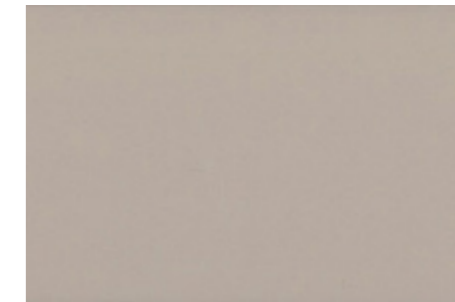


**Cupboard Colour**  
Melamine Cinder Matt



Upgraded\*

**Caesarstone® Benchtop**  
Ocean Foam™

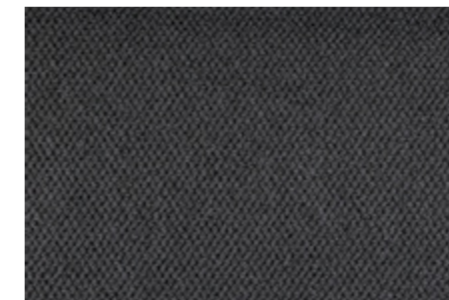


**Kitchen & Laundry Tiled Splashback**  
United Pumice Gloss (1006457)

## 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

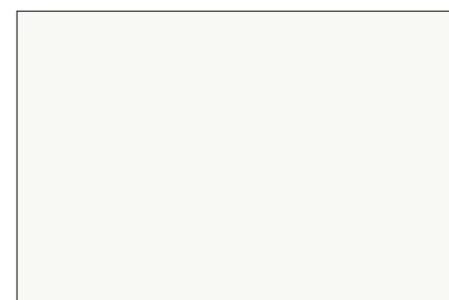
## KITCHEN

This urban, contemporary scheme is developed using a blend of graphite greys and glossy whites.

The on-trend materials are used to enhance the space to create a high contrast environment, with the use of mid-tone tiles to bring in elements of warmth.

- A Cupboard colour**  
Melamine Cinder Matt
- B Benchtop**  
Laminate Classic White Matt
- C Kitchen Tiled Splashback**  
United Pumice Gloss (1006457)
- D Floor Tiles**  
Belga Taupe

## WALLS & WINDOW FINISHES



**Wall Colour**  
Dulux Vivid White PN2E1





# 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/](http://thehillsofcarmel.com.au/carmel-one/)

