

LOT 7517 | \$1,150,000

4 Sardinian St, Box Hill, NSW 2765

*Guaranteed
Fixed Price



Included

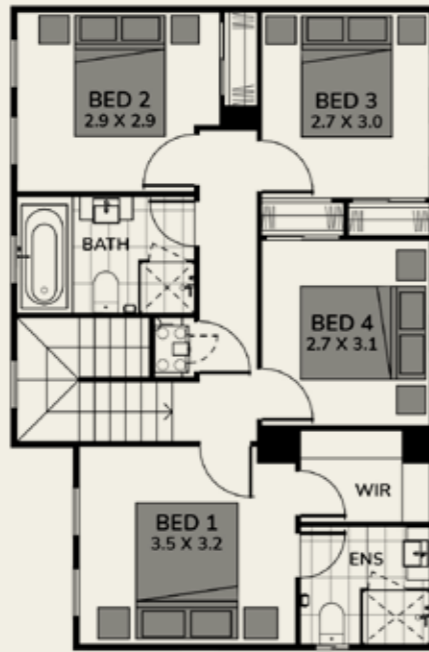
Landscaping
Driveway
2.6m High Ceiling
Ducted Air-Con
Quality Appliances



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

4 BED | 2.5 BATH | 1.5 CAR
251M² LAND | 171.3M² HOUSE

All in One
CARMEL ONE
- COMPLETE HOME -



FIRST FLOOR



Artist's Impression



GROUND FLOOR

FREE UPGRADED ITEMS

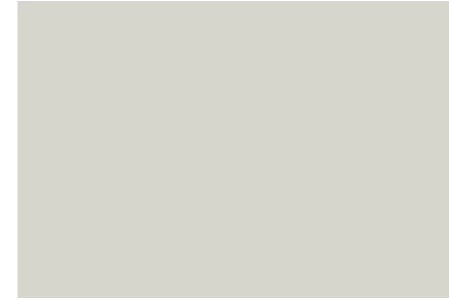
- Landscaping (Excavation, Soft/Hard Landscape, Fencing, Retaining Walls, Clothesline)
- Ducted A/C
- Video & Audio Intercom
- 2,600mm Ceiling (G Floor)
- 2,340mm Doors (G Floor)
- 2,340mm Front Door
- Extra 1 x Double Power Point in All Bedrooms
- LED Downlight (Not in Bedrooms)
- 20mm Stone Benchtop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

STAGE PLAN





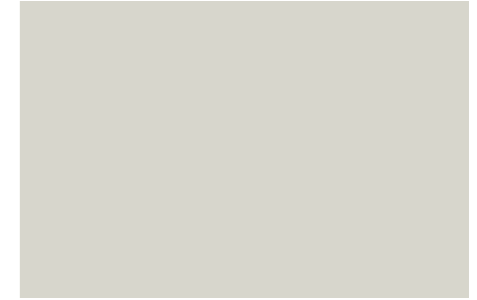
EXTERNAL FINISHES



Fascia & Window Frame
Surfmist®

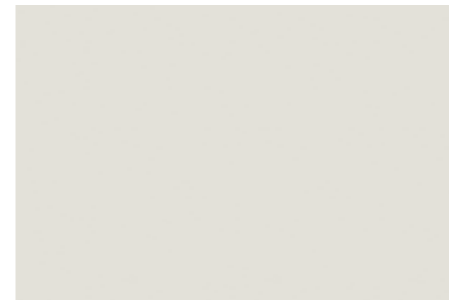


Bricks
Austral Everyday Engage
(Off White Mortar, Ironed Joint)

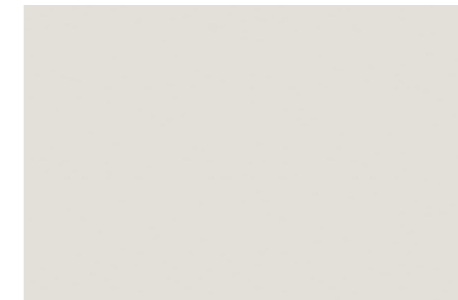


Slimline Panel Lift Garage Door
Surfmist®

EXTERNAL COLOURS



Double Storey: Cladding
Dulux Pipe Clay P16A1
(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®

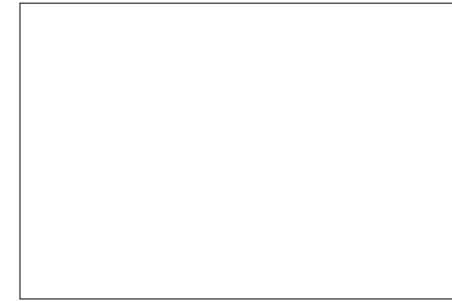


Gutter
Wallaby®



Artist's Impression

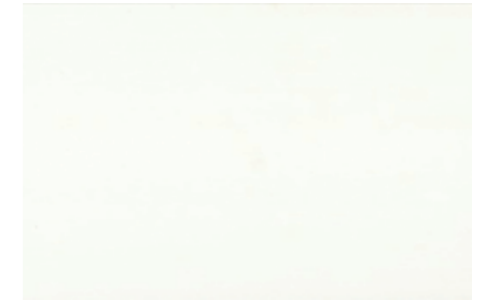
KITCHEN & BATHROOMS



Cupboard Colour
Melamine Classic White Matt



Caesarstone® Benchtop
Osprey™



Kitchen & Laundry Tiled Splashback
United White Gloss (182174)*

FLOORING & TILING



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



Carpet
Park Regis Bignell 40/8793

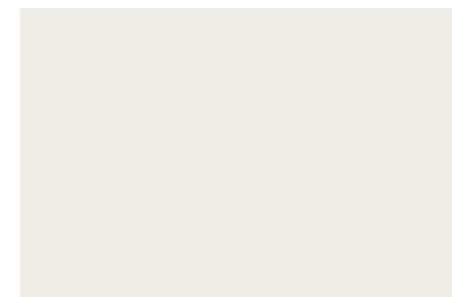
INTERNAL FINISHES

KITCHEN

This colour scheme 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 Classic White Matt
- B Benchtop**
Laminate Snow Fabrini Matt
- C Kitchen Tiled Splashback**
United White Gloss (182174)*
- D Floor Tiles**
Belga Ivory*

WALLS & WINDOW FINISHES



Wall Colour
Dulux Natural White PN1E1



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/

