

# LOT 7533 | \$1,150,000

4 Camargue St, Box Hill, NSW 2765

\*Guaranteed  
Fixed Price



## Included

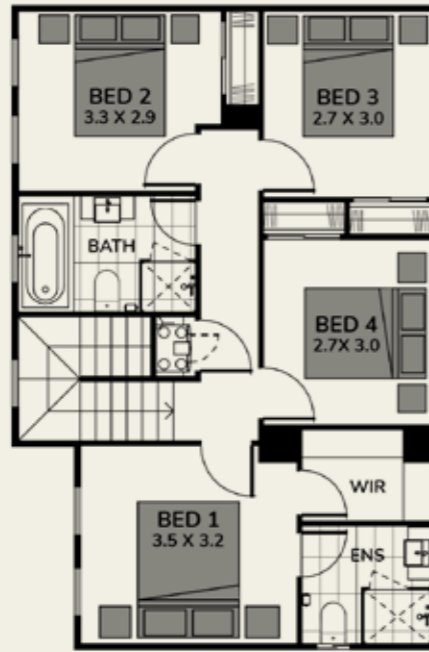
Landscaping  
Driveway  
2.6m High Ceiling  
Ducted Air-Con  
Quality Appliances



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

4 BED | 2.5 BATH | 1.5 CAR  
251M<sup>2</sup> LAND | 171.3M<sup>2</sup> HOUSE

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



**FIRST FLOOR**



Artist's Impression



**GROUND FLOOR**

**FREE UPGRADED ITEMS**

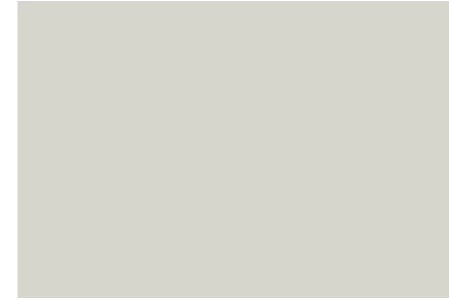
- Landscaping (Excavation, Soft/Hard Landscape, Fencing, Retaining Walls, Clothesline)
- Ducted A/C
- Video & Audio Intercom
- 2,600mm Ceiling (G Floor)
- 2,340mm Doors (G Floor)
- 2,340mm Front Door
- Extra 1 x Double Power Point in All Bedrooms
- LED Downlight (Not in Bedrooms)
- 20mm Stone Benchtop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

**STAGE PLAN**





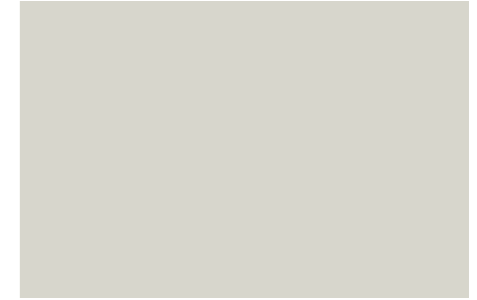
## EXTERNAL FINISHES



**Fascia & Window Frame**  
Surfmist®

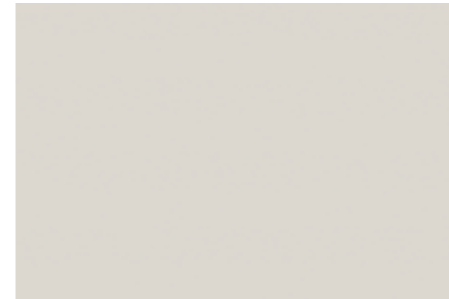


**Bricks**  
PGH Desert Sinai  
(Off White Mortar, Ironed Joint)



**Slimline Panel Lift Garage Door**  
Surfmist®

## EXTERNAL COLOURS



**Double Storey: Cladding**  
Dulux Grey Pebble Half P14B1H



**Front Door**  
Dulux Calf Skin P14B3



**Driveway**  
Charcoal

# EXTERNAL FINISHES

This colour scheme is a clean curated scheme. The Dune and Grey Pebble Half features features on the facade create a premium, and fresh and clean finish.

- A Fascia and Window Frames**  
Surfmist®
- B Bricks**  
PGH – Desert - Sinai  
(Off White Mortar, Ironed Joint)
- C Colorbond® Roof**  
Dune®
- D Panel Lift Garage Door**  
Surfmist®

## ROOFING



**Colorbond® Roof**  
Dune®

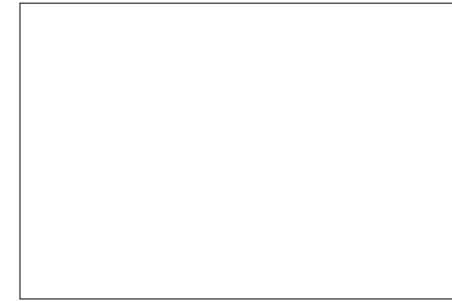


**Gutter**  
Dune®



Artist's Impression

## KITCHEN & BATHROOMS



**Cupboard Colour**  
Melamine Classic White Matt



Upgraded\*

**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

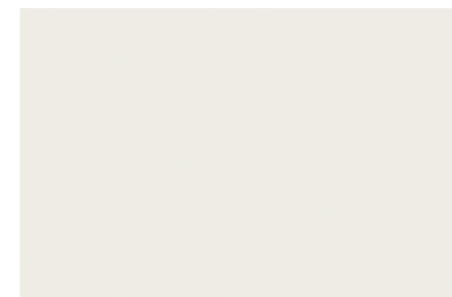
# INTERNAL FINISHES

## 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 Grey\*

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

