

# LOT 7536

10 Newfoundland, Box Hill, NSW 2765



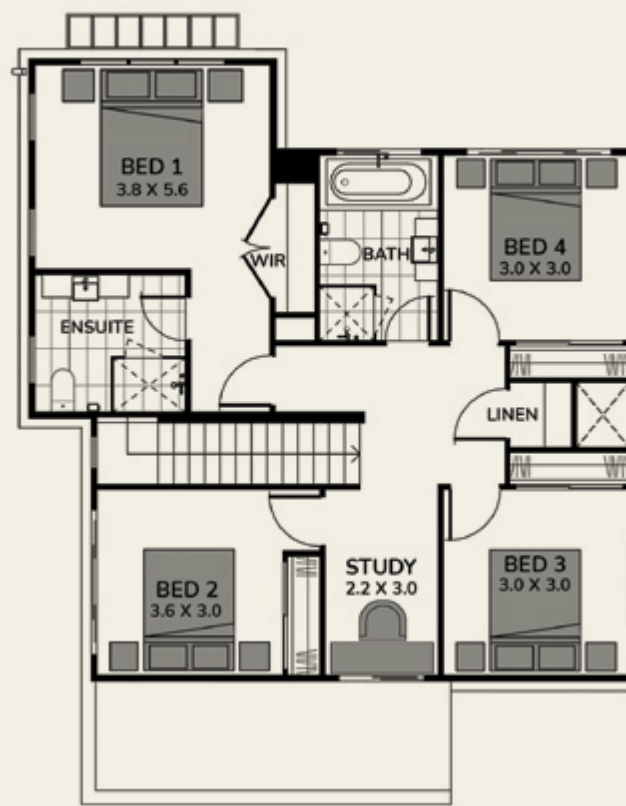
## Included

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  
271M<sup>2</sup> LAND | 206.1M<sup>2</sup> HOUSE

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



## 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

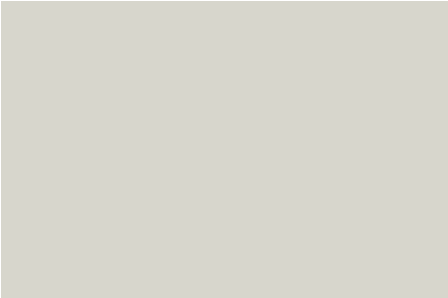
## STAGE PLAN







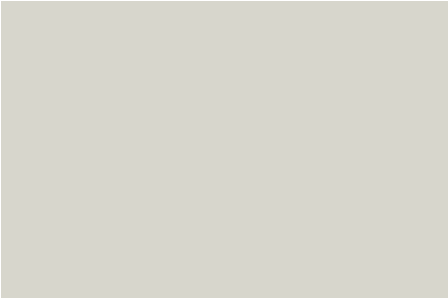
## EXTERNAL FINISHES



**Fascia & Window Frame**  
Surfmist®

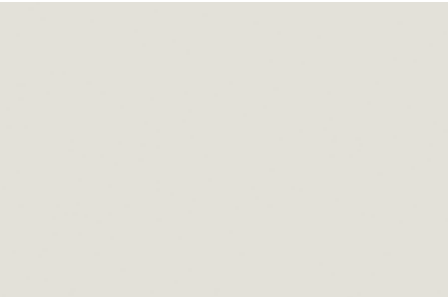


**Bricks**  
Austral Everyday Engage  
(Off White Mortar, Ironed Joint)

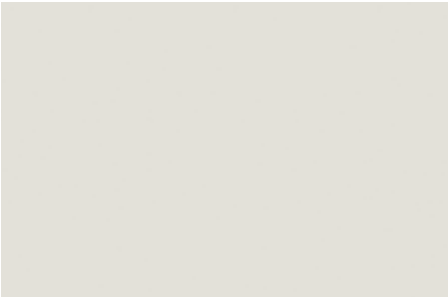


**Slimline Panel Lift Garage Door**  
Surfmist®

## 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®

## EXTERNAL TILE



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



Artist's Impression

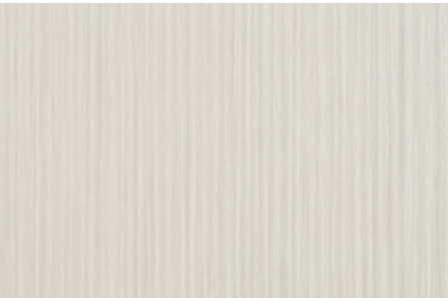
# INTERNAL FINISHES

## 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 Riga Salt Finegrain
- B Benchtop**  
Oyster™
- C Kitchen Tiled Splashback**  
United Grey Gloss (1000434)
- D Floor Tiles**  
Belga Charcoal

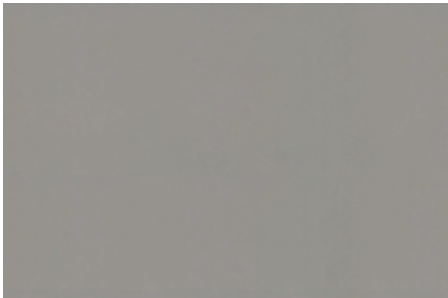
## KITCHEN & BATHROOMS



**Cupboard Colour**  
Melamine Riga Salt Finegrain



**Caesarstone® Benchtop**  
Oyster™



**Kitchen & Laundry Tiled Splashback**  
United Grey Gloss (1000434)

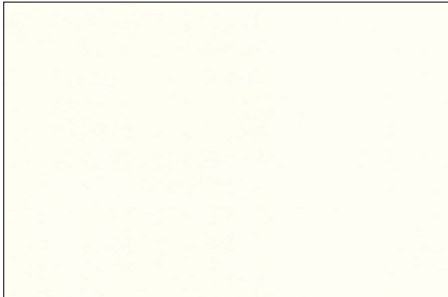
## FLOORING & TILING



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

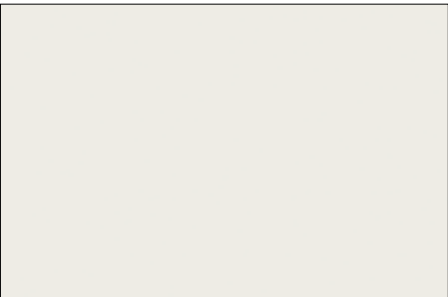


**Carpet**  
Park Regis Bartlett 54/8793



**Wet Area Wall Tiles**  
Sphere White Gloss (1221637)

## WALLS & WINDOW FINISHES



**Wall Colour**  
Dulux Natural White PNIE1





# 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/)



The particulars detailed herein and in associated marketing material are of general nature and DH Box Hill Pty Ltd does not accept any responsibility for any inaccuracies or omissions with respect to descriptions, dimensions, and images which are merely for illustrative purposes. Prospective purchasers should make their own enquiries as to the details of the development which may be subject to change without notice. Any information contained in this brochure and associated marketing material should be read subject to the terms of a Contract of Sale. This brochure was produced by DH Box Hill Pty Ltd ABN: 99 625 555 553 and is current as at February 2024.