

LOT 7539 | \$1,170,000

*Guaranteed
Fixed Price

39 Newfoundland Way, Box Hill, NSW 2765



Included

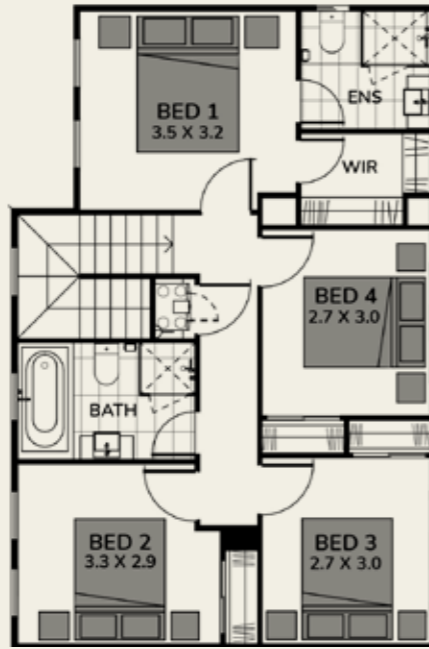
Landscaping
Driveway
2.6m High Ceiling
Ducted Air-Con
Quality Appliances



MOVE IN MID 2024! UNDER CONSTRUCTION!

4 BED | 2.5 BATH | 1.5 CAR
251M² LAND | 168.2M² 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

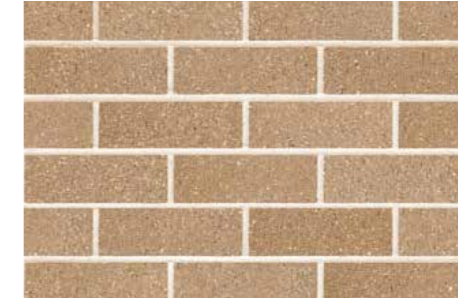




EXTERNAL FINISHES



Fascia & Window Frame
Woodland Grey®

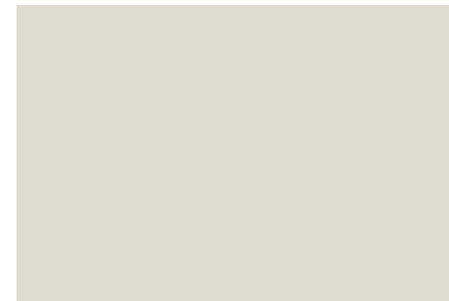


Bricks
Austral Everyday Leisure
(Off White Mortar, Ironed Joint)



Slimline Panel Lift Garage Door
Woodland Grey®

EXTERNAL COLOURS



Double Storey: Cladding
Dulux White Duck A216



Front Door
Dulux Terrible Billy PN189



Driveway
Charcoal

EXTERNAL FINISHES

This colour scheme gives a tailored finish to any home. The Mud Pack and Woodland Grey colour tones ensure the facade will enhance any streetscape.

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

ROOFING



Colorbond® Roof
Woodland Grey®



Gutter
Woodland Grey®

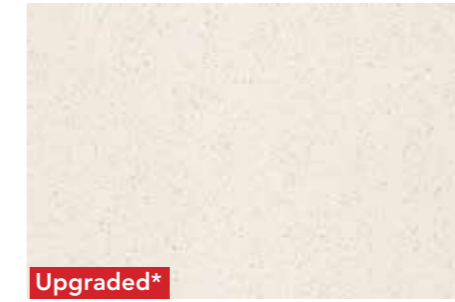


Artist's Impression

KITCHEN & BATHROOMS



Cupboard Colour
Melamine Cavia Lini Matt



Caesarstone® Benchtop
Ice Snow™

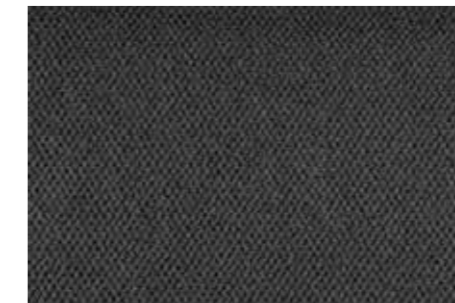


Kitchen & Laundry Tiled Splashback
United White Gloss (182174)*

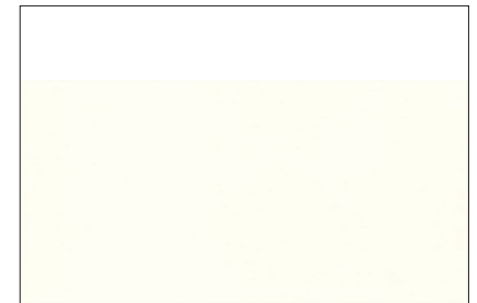
FLOORING & TILING



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



Carpet
Park Regis Bartlett 54/8793*



Wet Area Wall Tiles
Sphere White Gloss (1221637)*

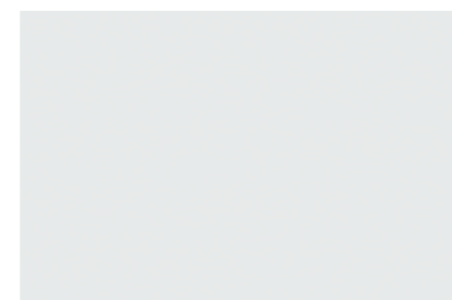
INTERNAL FINISHES

KITCHEN

This colour scheme is a contemporary architectural palette that creates mood and interest. The dark grain cabinetry with the ice snow benchtop is designed to work cohesively with the greys to achieve a tonal gradient.

- A Cupboard colour**
Melamine Cavia Lini Matt
- B Benchtop**
Laminate Argento Stone
- C Kitchen Tiled Splashback**
United White Gloss (182174)*
- D Floor Tiles**
Belga Grey*

WALLS & WINDOW FINISHES



Wall Colour
Dulux Lexicon PW1G9



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/

