

Package Price:  
**\$1,320,000**



**Box Hill** The hills of Carmel    STEEPLECHASE STREET    Lot: 4479  
 Registered    Gardenia 25    5 3 2

Land: 300m<sup>2</sup>    House: 229m<sup>2</sup>    Lot width: 10m    Land Price: \$785,000

**LUXURY INCLUSION HIGHLIGHTS:**

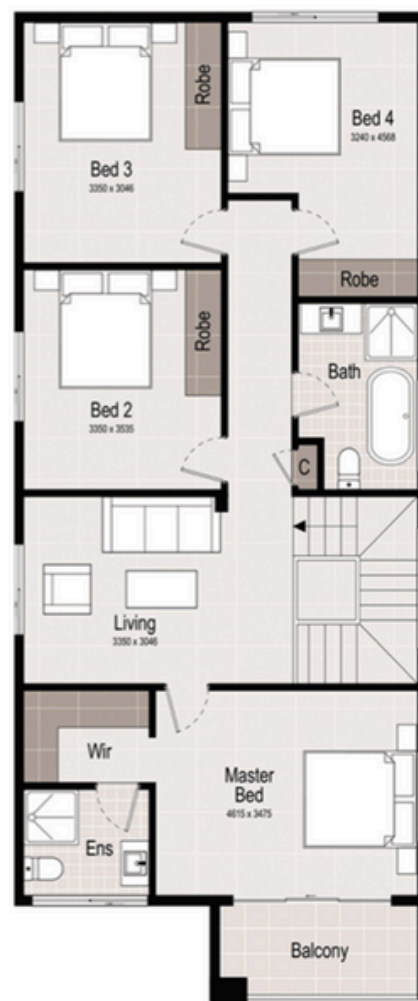
- Architecture modern façade design
- SMARTPANEL structural steel and 90mm LGS steel frame system.
- 2700mm ground floor ceiling height, 2500mm first floor ceiling height
- Glass Balustrade Stair subject to design Double glazed window
- 600x600 tiles flooring to GF and engineered timber flooring to FF
- 40mm stone benchtop with waterfall edge to kitchen
- Niches to bathroom and ensuite shower
- 900mm stainless steel Kleenmaid cooktop, oven and rangehood
- DAIKIN Ducted air conditioning (2-zone)
- Full LED downlights throughout.
- Fully wall-to-ceiling in all bathrooms & Ensuite
- Mailbox, flyscreen and clothing line included
- Full turnkey package: coloured concrete driveway and soft landscaping included



**SEVENSTAR**  
 HOMES



**GROUND FLOOR**



**FIRST FLOOR**



**SEVENSTAR**  
HOMES



## PREMIUM INCLUSIONS

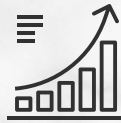
- ✓ Fixed site costs, no surprises
- ✓ 2700mm raised ground ceiling height
- ✓ DAIKIN 2-Zone Ducted Air conditioner
- ✓ Generously turfed and landscaped
- ✓ 40mm stone benchtop with waterfall edge to kitchen
- ✓ 600x600 tiled flooring to GF and engineered timber floor throughout
- ✓ Superior fittings and fixtures
- ✓ LED Downlights throughout
- ✓ Full wall tiling to all bathrooms and ensuite
- ✓ Niches to bathroom and ensuite showers
- ✓ Glass Balustrade Stair subject to design
- ✓ Double glazed window meets the new 7star Basix standard
- ✓ Flyscreens provided to all windows & quality roller blinds throughout
- ✓ Colour through concrete driveway
- ✓ Clothesline & letterbox
- ✓ Multi-coat paint system
- ✓ All homes include 7 Star BASIX requirements
- ✓ Professionally selected external and internal colours and materials
- ✓ Laundry Laminated cabinetry with stone benchtop and 45L drop.in tub dishwasher



Ducted Airconditioning



Complete Settlement  
Process Guidance



Progress Updates



Professional Colour  
Selection



5-Star Inclusions



Sustainably  
Designed



Six Month Defect  
Liability Period



7-Star BASIX Rated  
Energy Efficiency



Customization  
Available



Turn-key Fixed  
Pacakges

