

STAGE 12A - FIRST RELEASE

STREET ADDRESS	LOT NO.	FRONTAGE (M)	SIZE (M ²)	ASPECT	PRICE	LINK
50 Mount Carmel Drive	4701	11.8	455.1	W	\$999,000	4701
52 Mount Carmel Drive	4702	12.5	483.2	W	Deposit Taken	4702
54 Mount Carmel Drive	4703	12.5	483.2	W	SOLD	4703
56 Mount Carmel Drive	4704	10	386.5	W	\$880,000	4704
58 Mount Carmel Drive	4705	10	386.5	W	Deposit Taken	4705
60 Mount Carmel Drive	4706	10	386.5	W	Deposit Taken	4706
62 Mount Carmel Drive	4707	10	386.5	W	\$880,000	4707
71 Hedgewood Drive	4709	10.59	338.3	S	\$860,000	4709
69 Hedgewood Drive	4710	10.63	358.5	S	\$870,000	4710
67 Hedgewood Drive	4711	11.45	300.8	S	\$825,000	4711
65 Hedgewood Drive	4712	10.26	300.5	S	\$825,000	4712
63 Hedgewood Drive	4713**	14.39	473.6	S	SOLD	4713
6 Shetland Street	4714*	10	361	E	Deposit Taken	4714
8 Shetland Street	4715	10	360.9	E	\$880,000	4715
10 Shetland Street	4716^	10	360.7	E	\$880,000	4716
12 Shetland Street	4717^	10	360.6	E	\$880,000	4717
14 Shetland Street	4718^	10	360.5	E	\$880,000	4718
16 Shetland Street	4719^	12.5	450.4	E	SOLD	4719
18 Shetland Street	4720^	12.5	450.2	E	SOLD	4720
20 Shetland Street	4721^	11.69	422	E	Deposit Taken	4721

KEY

Park Facing

*Substation Affected Lot

**Substation Lot - A power unit that ensures safe and steady electricity supply to the community.

Purchase **PROCESS**



Thank you for considering The Hills of Carmel as the perfect community in which to build your dream home. To assist you, we have outlined the purchase process in 5 simple steps.

1

CONFIRM YOUR FINANCES

Pre-approval by lender/broker.
Select a conveyancer/solicitor.

2

CHOOSE YOUR LAND BLOCK

Sales consultant will help you select a block of land that best suits your needs & requirements.

Discuss with builder to ensure your block compliments your chosen house design.

3

SECURE YOUR LOTS WITH \$1,000 HOLDING DEPOSIT

Fully refundable \$1,000 deposit. Can be paid by Bank Transfer/EFTPOS/Cheque.

At the time of placing your deposit, photo ID must be provided for all purchasers. Front page will be issued to your mortgage broker/financier. Contract will be issued to your solicitor/conveyancer with 7 days to exchange contracts, a change of purchaser will not be accepted.

Your block of land is taken off the market during the 7 days. The principal has no obligation to sell this property, and you have no obligation to buy this property.

4

UNCONDITIONAL EXCHANGE

Signed contract and 10% deposit required.

Deposit bonds are not accepted.

By proceeding with these purchase conditions, you consent to Urban Land Housing & their finance referral group to contact you to assist you through the purchase process including construction updates, purchaser functions, finance requirements and pre and post settlement communication.

5

SETTLEMENT

Unregistered Land 21 days from the date the Vendor informs the Purchaser in writing that the Deposited Plan has been registered.

Registered Land As specified in the Contract for Sale

Disclaimer: The developer and all other related companies do not make any representations or give any warranties that the information set out in this document is or will remain accurate or complete at all times and they disclaim all liability for harm, loss, costs, or damage which arises in connection with any use or reliance on the information. July 2025.



FACEBOOK.COM/THEHILLSOFCARMEL | THEHILLSOFCARMEL.COM.AU | 1 800 227 635