

WH.

# House & Land

Hills of Carmel

4530 Cnr Springbank & Steeplechase Street Box Hill NSW 2765



## CUSTOM 21



4



2.5



2



2

LAND SIZE M<sup>2</sup>  
300.9

HOUSE SIZE M<sup>2</sup>  
194.43

# \$1,221,395

## PACKAGE HIGHLIGHTS

- Site Costs
- Basix
- Ducted Airconditioning
- R6.0 Ceiling and R2.5 Wall Insulation
- R3.5 Underfloor insulation to first floor
- Wall Wrap to external walls
- 1.74kw Solar Voltaic System
- 20mm Engineered Stone Benchtops to Kitchen
- 900mm Oven, Cooktop & Rangehood
- Tiles to Porch, Entry hall, Kitchen and Living areas
- Carpet to remainder of home
- Coloured concrete driveway Up to 60SqM.

LAND PRICE  
\$774,250

HOUSE PRICE  
\$447,145

**Winton**Homes.

PETER JONES

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0439533455

DESIGN

# CUSTOM 21

CONTEMPORARY

TOTAL FLOOR AREA 194.43m<sup>2</sup>



4



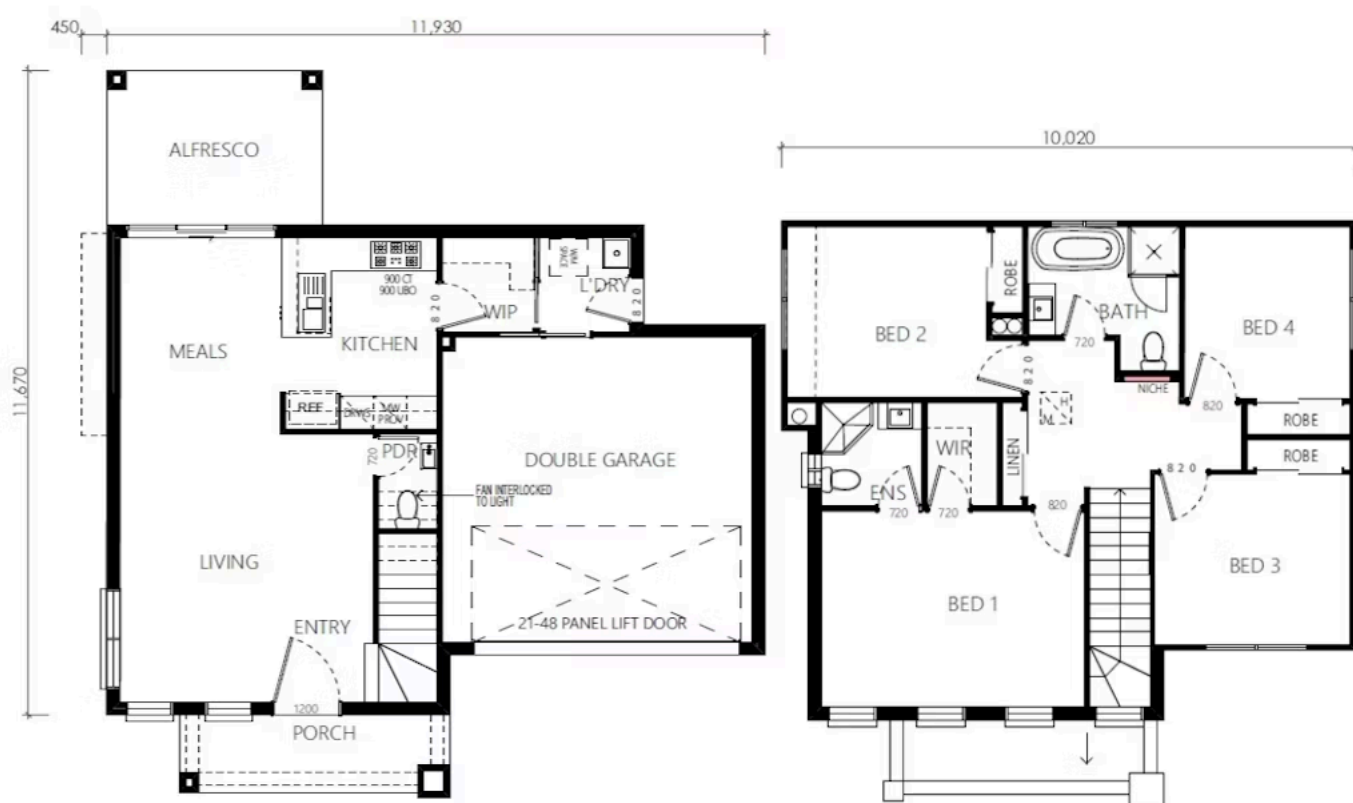
2.5



2



2



**Disclaimer** All photographs, Facades, colour schemes, floor plans and dimensions are for illustrative purposes only and may vary slightly to the end product. Winton homes reserves the right to change prices without notice. Additional council fees may be payable. Due to individual estate requirements and council guidelines, some typical lot widths may vary and should be used for a guide only. For further terms and conditions please discuss with your Winton homes sales consultants.

# Proposed Siting of your Winton Home



Winton Building Services Pty Ltd | Unit 4, 39 Topham Rd Smeaton Grange NSW 2567 | Phone: 02 9188 1234 | www.crystelehomes.com.au

**Customer:**  
**Site Address:** Lot 4530 Springbank Street  
**Locality:** Box Hill, NSW  
**Home Design:** CUSTOM 21

**Date:** 20/8/2025  
**Estate:**  
**Planning:** CDC - NSW GREENFIELDS HOUSING CODE  
**DP Number:**

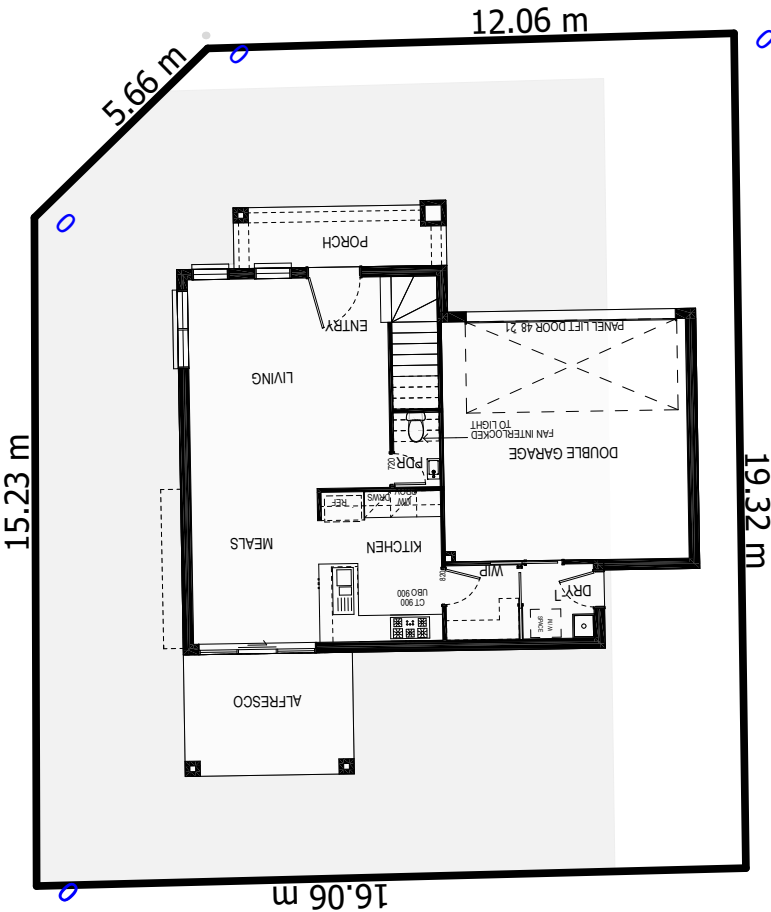
Site Area: 300.49 m <sup>2</sup>	
F	<input type="text"/>
S	Single: <input type="text"/>
	Double: <input type="text"/>
R	Single: <input type="text"/>
	Double: <input type="text"/>
CNR	<input type="text"/>
	Actual
FSR	<input type="text"/>
Site	37.4%
POS	<input type="text"/>
Landscaping	<input type="text"/>

**Bushfire**

BAL-LOW	<input type="checkbox"/>
BAL-12.5	<input type="checkbox"/>
BAL-19	<input type="checkbox"/>
BAL-29	<input type="checkbox"/>
BAL-40	<input type="checkbox"/>
Flame Zone	<input type="checkbox"/>

**Max Cut & Fill**

Cut:	<input type="text"/>
Fill:	<input type="text"/>



**Note:** This is a preliminary siting and is subject to a clear copy of title and approval of the builder.  
This siting is subject to developer approval, state building regulations and council requirements (where applicable).

**Scale:**1:173 @ A4

**Consultant:** Peter Jones **Email:** peter@wintonhomes.com.au

(Geo Plan ID: 728833)  
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