

Full Turn-Key

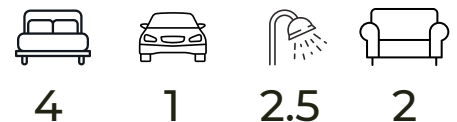


FIXED PRICE CONTRACT

Package Price
\$ 1,254,900

House & Land

Lot 4712, Hedgewood Dr
The Hills of Carmel



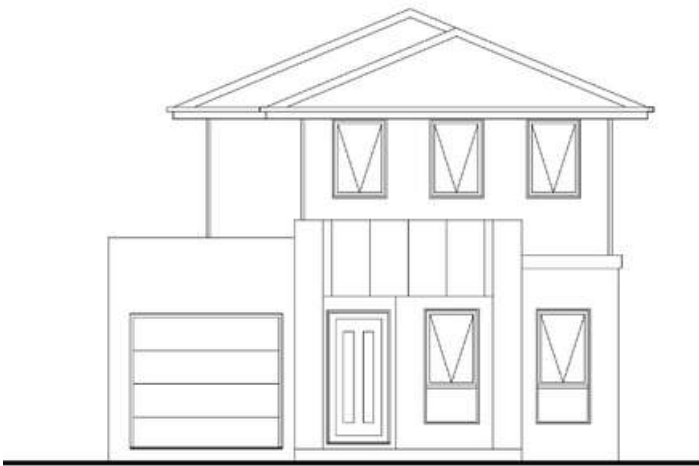
Features

- Full Turn-Key Solution
- 7-10 Start energy-rated homes
- High Ceilings - 2.59m to ground floor
- Stone benchtops & soft close draws
- Floor to ceiling tiles and free standing bath
- Ducted Air conditioning
- 6.6kw Solar Power package

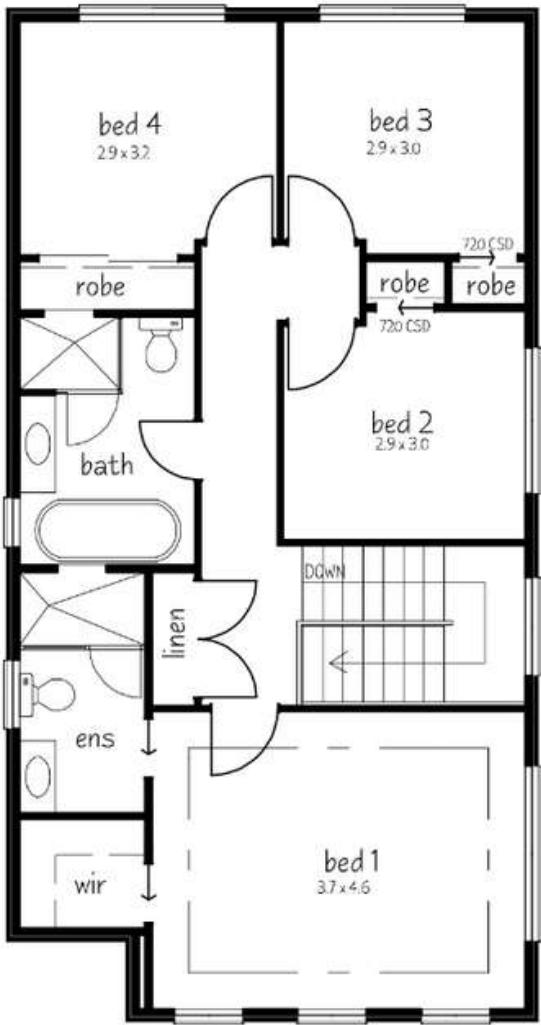
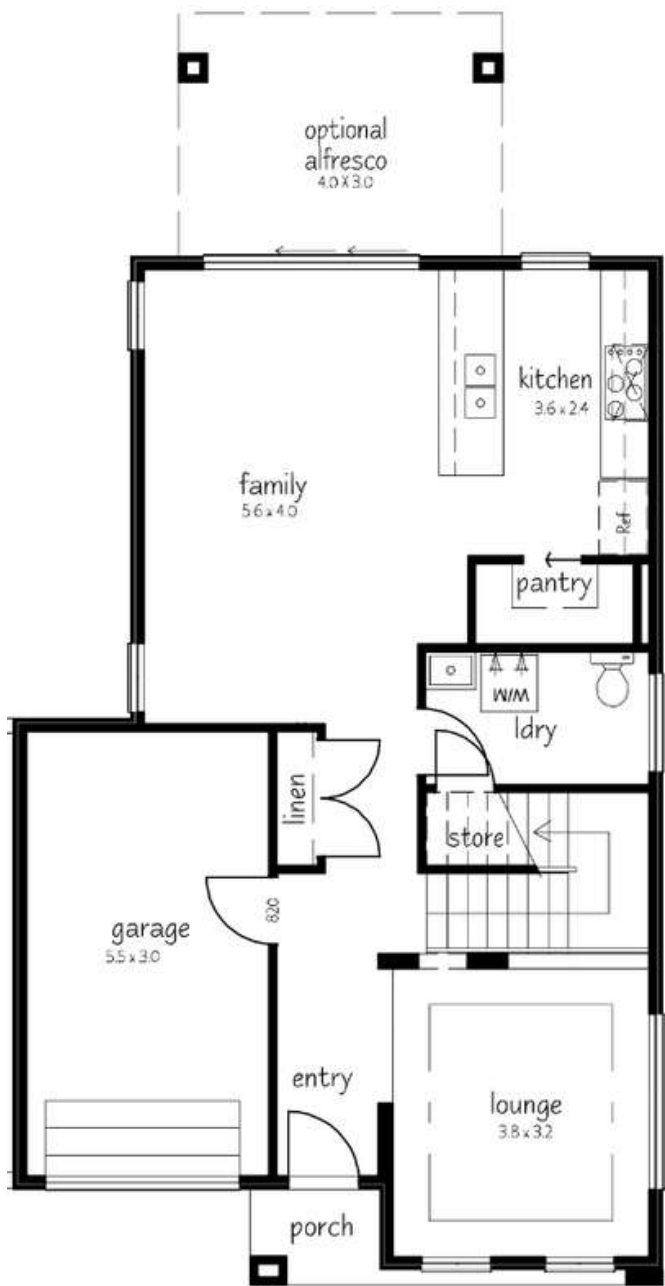
Land: 300sqm
Land Price: \$805,000
House: 171.3sqm
House Price: \$449,900

Floor Plan

AREAS	
GROUND FLOOR	69.8
FIRST FLOOR	81.0
GARAGE	18.2
PORCH	2.3
TOTAL	
171.3m ²	
WIDTH	
SINGLE GARGE	8.03 m



AMBA



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Prestige Inclusions

Special services provided

- Working drawings
- Provide detailed contour survey plan
- BASIX certificate to state government requirements as at signed Final Tender date***
- Standard landscape plan
- Standard council / certifier application fees
- Standard statutory water authority approval fee
- Home-owners warranty insurance and construction insurance
- Engineer designed & construction of a standard waffle pod 'M' class (subject to bore hole report)
- Piering (allowance of 60lm) concrete handling & concrete pump to suit 'M' class site
- Provide standard excavation for building platform (allowance of 500mm for cut & fill)
- Peg out survey & form work check
- Sewer connection to boards existing sewer junction on site (allowance of 10 metres)
- Stormwater connection to rear/front of house (allowance of 10 metres from house)
- Water connection (allowance of 10 metres)
- Underground electricity cables & connection to metre box (allowance of 10 metres)
- Provide gas connection (allowance of 10 metres) if applicable
- Provide underground conduit for NBN line (allowance of 10 metres from boundary)
- Temporary construction fence & onsite toilet
- Sediment control barriers (as required by council)
- Provide all weather access (as required by council)
- Trade waste compound (as required by council)
- 2.590m ceiling to single level house
- 2.590m ceilings to double storey house ground floor only
- ELC cut out switch to power board
- Six-year structural warranty
- 90-day maintenance warranty for minor defects
- Roof rail & scaffolding where required
- No allowance for drop edge beam

External finishes

- Rendered AAC panel to external walls
- Metal corrugated roof with insulation blanket
- Termite protection to the perimeter of slab & approved collars to the internal pipes as per BCA
- Structural T2 treated pine timber or steel frame & timber trusses
- Structural steel beams as per engineering specification (if required)
- 450mm wide eaves to perimeter of house (as per basix)
- Metal fascia and gutter
- Colorbond garage panel lift door with 3 handsets
- Aluminium frame window & sliding doors with key locks
- Flyscreens to all windows & sliding doors
- Colour thru concrete driveway & front path to porch up to 70m²
- Quality turf to front & rear yard to 180m² allowance
- Landscaping preparation to front yard (plants & weed mats by owner)
- Clothesline & letterbox
- Two external garden taps, mains supply & 1 tap to recycle water or water tank & pump connection as per basix
- Plumbing to house & wet areas with water tempering safety valve
- Provide 4 gas points (living area, external wall or alfresco for BBQ, cooktop and gas hot water system)
- Gas or electric hot water system
- Rainwater tank & pump as per basix or recycled water connection if available
- 6.6kw Solar system*
- Alfresco & porch panelling to ceiling with fan and downlights to alfresco *
- Quality floor tiles to entry and alfresco *

Prestige Inclusions

Internal finishes

- 1200mm or 920mm feature entry door as per house design
- Featured moulded panel internal doors from selected range
- Gainsborough lever door furniture from selected range
- 66mm pine architrave, skirting throughout
- Pine door jams throughout
- 4 melamine shelves to linen cupboard
- 3 TV points, 1 data outlet & 1 NBN provision *
- Smoke detectors as per Australian Standards
- Gyprock lining to internal walls with decorative cornice to main living areas with 90mm cornice to remaining rooms
- 90mm cornice only to attached flat**
- Double power points to all rooms
- LED downlights to living / kitchen / laundry & main bedroom LED oyster lights to remaining bedrooms & fluro to garage
- Paint to walls & ceiling - 1 sealer coat & 2 finish coats of paint (one colour throughout)
- Wardrobe fit outs (as per display)
- Quality floor coverings (from selected range)
- Roller blinds to windows & sliding doors (from selected range). Venetian blinds to bathrooms only
- Security alarm system
- Stairs & handrails (from standard range)
- Insulation (R2.0 to external walls & R3.5 to ceiling)
- Ducted R/C air conditioner designed for house // Split System air conditioner only to attached flat**

Kitchen finishes

- Polyurethane kitchen cabinet & drawers (1 Dulux colour)
- Soft close hinges to kitchen cupboards & drawers
- Quality stone benchtop throughout
- 4 melamine shelves to pantry *
- Microwave shelf, overhead cupboards, 2 pot drawers *
- Bulkheads above kitchen cupboards *
- Glass or tiled splashback
- Under bench mount stainless steel kitchen sink with mixer
- Water purifier to kitchen mixer & water outlet for fridge
- Smeg stainless steel 900mm free standing combination gas cooktop & electric oven with matching undermount range hood (as per house design)
- Smeg 600mm free standing gas cooktop and electric oven with matching undermount range hood only to attached flat**
- Smeg stainless steel dishwasher
- Safety cut off switch to oven and cooktop

Bathroom, ensuite and laundry finishes

- Ceramic tiles from selected range to wet areas
- Bathroom & ensuite – floor to ceiling tiles (no cornice)
- Powder room – floor and skirting (one row) tiles
- Laundry – floor, skirting and splashback (one row) tiles
- Floating vanities with 20mm stone top (matching kitchen colour)
- Waterproofing to wet areas as per BCA
- Semi frameless shower screens with clear laminated safety glass
- Shower niches, towel rails & accessories
- Modern mixer tapware 5 star rated in full chrome (from selected range)
- Back to wall toilet suite with soft close lid
- 45 litre drop in laundry tub, bench top & cupboards
- Heater & exhaust fans to bathroom and ensuite
- Broom closet to laundry *
- Exhaust fan to powder room if required *
- Polished edged mirrors to bathrooms
- 1780mm Freestanding bath

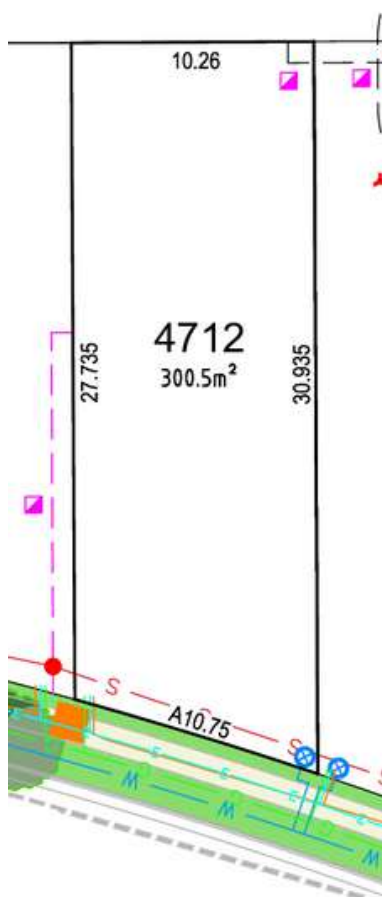
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* If included in design

** Dual Living (attached flat) standard inclusions

***BASIX requirements may change before final house plans are completed. Extra costs may occur

THE HILLS OF CARMEL



HEDGEWOOD DRIVE





AN INVITING *Neighbourhood*

THE HILLS OF CARMEL OFFERS A WIDE RANGE OF HOMESITE SIZES AND CONFIGURATIONS TO FAMILIES OF ALL SIZES. WITH BUILD-READY LAND, YOU'LL FIND THE PROCESS OF CREATING YOUR HOME EASY.

Created by an experienced team with a goal of creating one of the Hills District's most vibrant and livable addresses, The Hills of Carmel boasts affordable blocks, beautiful parkland and an opportunity to create the home you've always aspired to within a welcoming community. Conveniently located next to HomeWorld, be inspired by the selection of home designs on offer, select your own builder or choose one of our exclusive packages. This is a place where dreams become reality.

VENTURE OUT *& About*

BOX HILL'S TRANSFORMATION WILL CREATE A LIVELY ATMOSPHERE WITH A GREAT CAFÉ CULTURE, A FAMILY FRIENDLY DINING PRECINCT, ENTERTAINMENT AND NEW LIFESTYLE ATTRACTIONS.

For some serious retail therapy, take a short drive to the Rouse Hill Town Centre where you'll find great shopping, supermarkets, dining and entertainment. Also conveniently close by, Castle Towers Shopping Centre is set to undergo a significant \$900m expansion.



ROUSE HILL TOWN CENTRE
7 MIN. DRIVE

TALLAWONG METRO STATION
9 MIN. DRIVE

NORWEST BUSINESS PARK
20 MIN. DRIVE

CASTLE TOWERS
25 MIN. DRIVE



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