



# Miro22

Fits on Lot -4620/4621/4612

Hills of Carmel, Box Hill, NSW  
Land size- 251 m2

House & Land \$1,227,000



4 Bed +1 Study + 3 Bath + 1 Car Garage

House price - \$505,000, Land price - \$722,000

## Home Features:

2740mm ceiling height to both levels

Ducted reverse-cycle air conditioning

Engineered timber flooring to First Floor

Glass balustrade in balcony

900mm freestanding oven, rangehood & dishwasher

Master suite with walk-in robe & luxury ensuite

Floor to ceiling height tiled ensuite and bathrooms

Single garage with remote panels & internal access

LED downlights lighting throughout

Metal flyscreens to all openable windows



Miro Series

Scan below to explore Inclusions & Schemes.

# Miro 22 Floor Plans

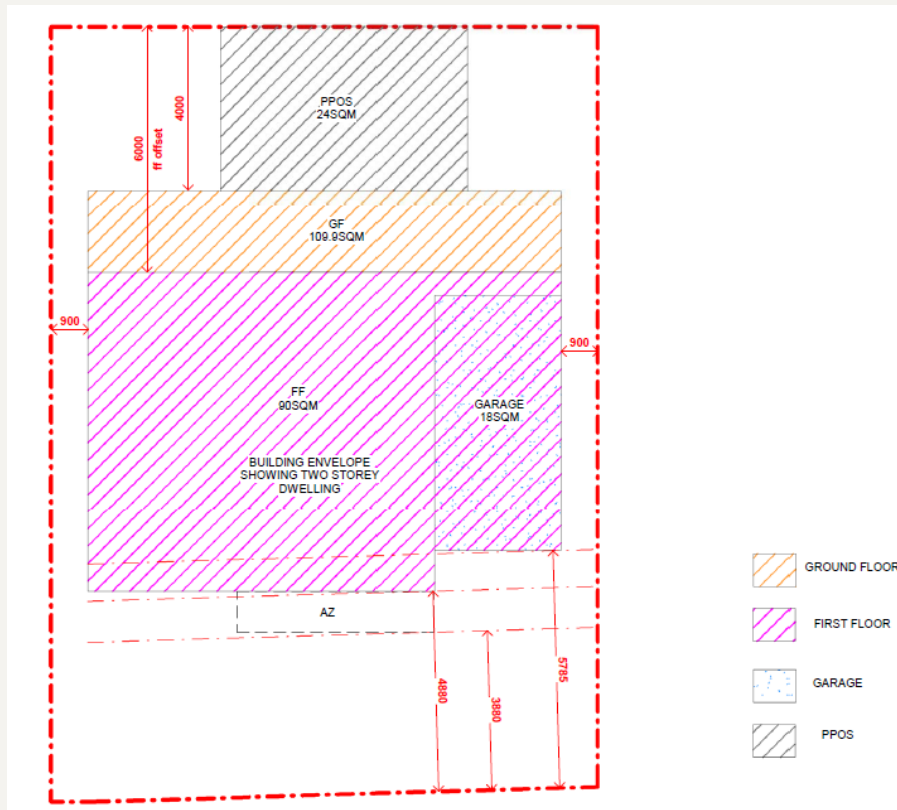
## GROUND FLOOR LIVING - 80 m<sup>2</sup>



## FIRST FLOOR LIVING - 76 m<sup>2</sup>



**BUILDING ENVELOPE PLAN**



**CONSTRUCTED AREA**

Name	Area	Squares
BALCONY	5 m <sup>2</sup>	0.5
FIRST FLOOR LIVING	87 m <sup>2</sup>	9.3
GARAGE	21 m <sup>2</sup>	2.2
GROUND FLOOR LIVING	89 m <sup>2</sup>	9.6
PORCH	5 m <sup>2</sup>	0.5
<b>TOTAL</b>	<b>206 m<sup>2</sup></b>	<b>22.2</b>

*Note:* This is a preliminary siting and is subject to a clear copy of the title and final builder approval. The siting is also subject to developer approval, SEPP regulations, and council requirements (if applicable). All packages are subject to a contour survey, soil test, and final BASIX assessment.

**Terms & Conditions:**

The advertised package price is based on a standard home design, standard façade, and the developer's anticipated land registration date. Images, renders, façades, and photos shown are for illustration purposes only and may include items not part of the standard package. Optional upgrades, landscaping, and finishes shown may be available at an additional cost. The package price includes current promotional discounts.

For a full list of inclusions and specification details, please speak with an Ozzie Dream Homes representative. Package pricing and layout are based on preliminary land information available at the time of publication. Ozzie Dream Homes reserves the right to change specifications, pricing, and promotions without notice. Changes to land size, location of services, or developer requirements may require plan adjustments, which could result in extra costs. Site start dates depend on factors outside the builder's control, including land registration, authority approvals, and any client-requested variations. Ozzie Dream Homes' full sales and building terms apply. Please contact an Ozzie Dream Homes representative for more information.