

**CARMEL
ONE**

11 SAMOLACO ST, BOX HILL, NSW 2765

Lot 4629

FIXED PRICE

SETTLEMENT BY END OF 2026

ONLY 10% DEPOSIT

NO PROGRESS PAYMENTS

LANDSCAPING, DRIVEWAY & FENCING INCLUDED

5 BED

3.5 BATH

1 CAR

LAND: 266.6m²

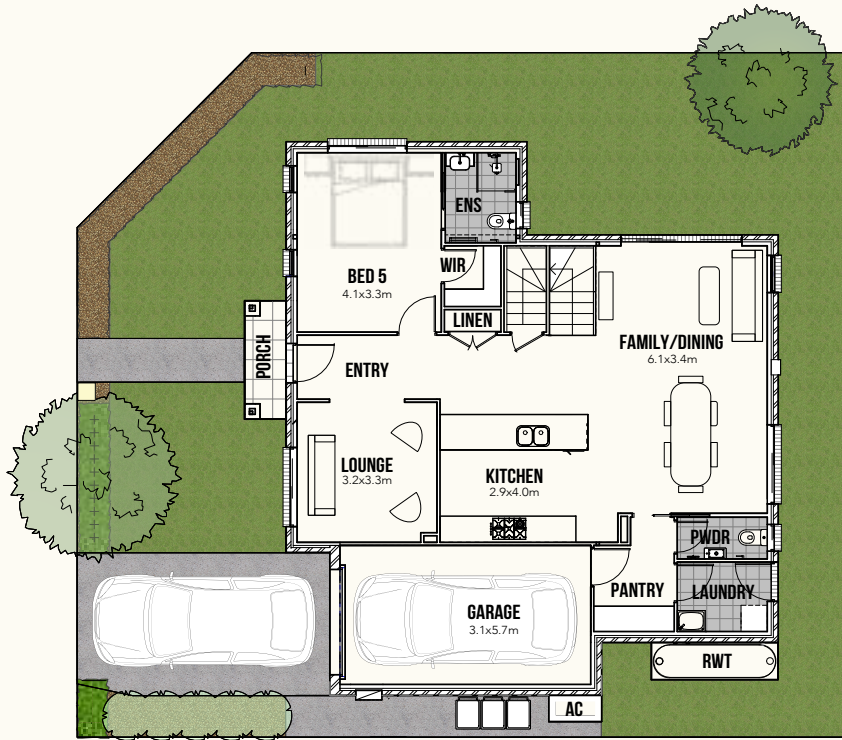
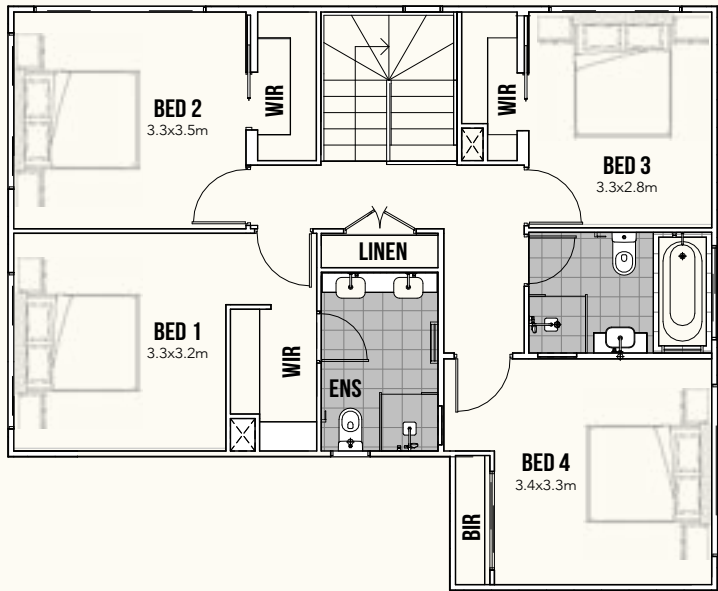
HOME: 214.52m²

**MOVE IN
READY
HOMES**

THE HILLS OF CARMEL

Artist Impression

FLOORPLAN



STAGE PLAN



LAND RELEASE

FREE UPGRADES

- Timber Laminate Flooring
- GF Bedroom with Ensuite
- Double Kitchen Sink
- 900mm SMEG 5 Burner Gas Cooktop
- 900mm SMEG Oven
- Built-in Microwave and Dishwasher
- 20mm Caesarstone Benchtop
- Dishwasher
- Cold Water Point to Fridge
- Additional Pantry Shelving
- Ducted A/C
- LED Downlight
- Extra Double Power Point in All Bedrooms
- Mirrored Sliding Doors in Bedroom 4
- Semi Frameless Shower Screens
- Laundry Room Shelving
- Video & Audio Intercom
- Roller Blind
- External Tiling to Porch and Alfresco
- Landscaping, Driveway, Fencing, Clothesline and Letterbox
- 90 Day Minor Defect Period, 2 Year Statutory Warranty, and 6 Year Major Defects Warranty



EXTERIOR FINISHES

Facade

This colour selection is a clean curated scheme.

The Thunder and Winter Fog Half features on the façade create a premium, fresh and clean finish.



- 1 Brickwork
- 2 Cladding
- 3 Roofing
- 4 Entry Door
- 5 Garage Door
- 6 Driveway



Bricks
Dark and Stormy - Thunder



Cladding
Dulux - Winter Fog



Roofing
COLORBOND® - Monument



Entry Door
Intergrain - Ebony



Garage Door
COLORBOND® - Monument



Driveway
Dulux - Charcoal

INTERIOR FINISHES

This colour selection is a fresh, crisp, classic white scheme.

The monochromatic palette allows the space to be explored and personalised with layers of soft furnishings and accessories.



Flooring
Riverbirch



Internal Doors
White on White



Walls
Dulux - Casper White



Kitchen Benchtop
Ocean Foam



Kitchen Cupboards
Polytech® Amaro

CARMEL ONE

Complete Homes Made **SIMPLE**

10% DEPOSIT

Secure your home with just 10% upfront and pay nothing more until settlement.

NO PROGRESS PAYMENTS

No ongoing construction payments or interest during the build period.

FIXED PRICE CONFIDENCE

Your price is locked in at contract, giving you certainty from the beginning.

MOVE IN READY

Landscaping, fencing and premium inclusions are all taken care of.

SMART, FLEXIBLE LIVING

Practical layouts designed for real family life.

PROFESSIONALLY CURATED HOMES

Carefully designed by professionals with considered upgrades and finishes already included.

"We chose The Hills of Carmel because everything we need is right here. From shops, medical services and sporting fields to playgrounds and future community amenities, it's the perfect place for us to build our future family."

PETER SMALL, RESIDENT

GET IN TOUCH

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SALES CENTRE

2 Copenhagen St, Box Hill

WEBSITE



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