Pricelist **STAGE 11**

THE HILLS OF CARMEL

Registered Land-Settlement by 1st October 2027

STREET ADDRESS	STAGE	LOT NO.	FRONTAGE (M)	SIZE (M2)	ASPECT	BUILDING SIZE	PRICE
28 Caspian Street	11A	4415	10.3	342.2	SW	-	$870,000
25 Springbank Street	11E	4530~	16.06	300.9	N	-	$800,000
29 Bluegate Street	11D	4601~	15.2	251	N	223	$722,000
31 Bluegate Street	11D	4602	14.7	250	N	178	$722,000
38 Gelderland Avenue	11B	4603	14.9	251	E	177	$722,000
36 Gelderland Avenue	11B	4604~	16.7	264.6	E	236	$740,000
31 Springbank Street	11B	4606~	13.5	279.1	N	252	$750,500
4 Gelderland Avenue	11B	4607	13.4	250	E	195	$722,000
2 Gelderland Avenue	11B	4608~	16.5	300	E	-	$800,000
30 Caspian Street	11A	4613	12.6	251	SW	204	$722,000
2 Samolaco Street	11A	4614~	17.2	330.9	SE	-	$810,000
36 Caspian Street	11A	4616	12	251	SW	192	$722,000
42 Caspian Street	11A	4619~	13.6	250	SW	256	$722,000
40 Gelderland Avenue	11C	4636	14.92	250.5	E	186	$722,000

KEY: ~ CORNER LOT PARKFACING

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. Effective 16 October 2026.

IZUMI
THE HILLS OF CARMEL

PRICELIST

1800 227 635
thehillsofcarmel.com.au

SALES CENTRE
2 Copenhagen St, Box Hill NSW 2765

STAGE 12B - SETTLEMENT BY 1ST OCTOBER 2027

STREET ADDRESS	LOT NO.	FRONTAGE (M)	SIZE (M^2)	ASPECT	PRICE
27 Yearling Street	4743	10	340.6	NW	$870,000
21 Yearling Street	4746	12.5	426.2	NW	$1,050,000
13 Yearling Street	4750	10	341.5	NW	$870,000
5 Yearling Street	4754	10	366.4	NW	$900,000
45 Hedgewood Drive	4757*	14.7	489.3	SE	$1,050,000
8 Gimcrack Street	4760	12.5	425	E	$1,050,000
10 Gimcrack Street	4761	10	340	E	$870,000
12 Gimcrack Street	4762	12.5	425	E	$1,050,000
14 Gimcrack Street	4763	10	340	E	$870,000
16 Gimcrack Street	4764	10	340	E	$870,000
22 Gimcrack Street	4767	10	340	E	$870,000
24 Gimcrack Street	4768	12.5	425	E	$1,040,000
26 Gimcrack Street	4769	10	340	E	$870,000
28 Gimcrack Street	4770	10	340	E	$870,000
34 Gimcrack Street	4773	10	340	E	$870,000

KEY
Park Facing

*Substation Affected

PLEASE NOTE: Details, including price are subject to change without notice. Every reasonable effort has been made to ensure that the information in this price list is accurate. The Hills of Carmel accepts no liability or responsibility for any errors or omissions occurring in or from this price list. Effective 16 October 2026.

odakyu

Daiwa House Australia

Backed by leading global developers

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 LOT WITH $1,066 HOLDING DEPOSIT

Fully refundable $1,000 deposit. Paid by Bank Transfer
A non-refundable AML Compliance Fee of $66.00 (inc. GST) is payable to Urban Real Estate Trust. This fee covers the mandatory AML/CTF identity verification and compliance checks and does not form part of the purchase price.

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
(less $1,000 holding deposit)

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: 42 days from exchange of contracts

OR

- As specified in the Contract for Sale

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THE HILLS OF CARMEL

PRICELIST

BUY NOW. SETTLE LATER. GET $30K IN VALUE.*

Secure your land with just a $10K deposit and enjoy delayed settlement until October 2027.

PLUS $10K LANDSCAPING CONTRIBUTION
UP TO $20K BONUS PACKAGE OF YOUR CHOICE

October 2027 settlement

YOUR LAND. YOUR BONUS. YOUR CHOICE.

Choose from a range of lifestyle rewards including home tech, connected home, furniture, solar, outdoor living, groceries or travel.

Exchange contracts by 31 December 2026 to claim the limited-time offer.

*Exchange by 31 December 2026 to take advantage of this limited-time offer. Offer available on selected lots only. Eligibility criteria, bonus package values and terms and conditions apply. See The Hills of Carmel Sales Team for full details.