



# \$2,421,000<sup>^</sup>

/ NORTH KELLYVILLE | LOT 12

**ESSENCE SERIES**

 5  3  2  607m<sup>2</sup>

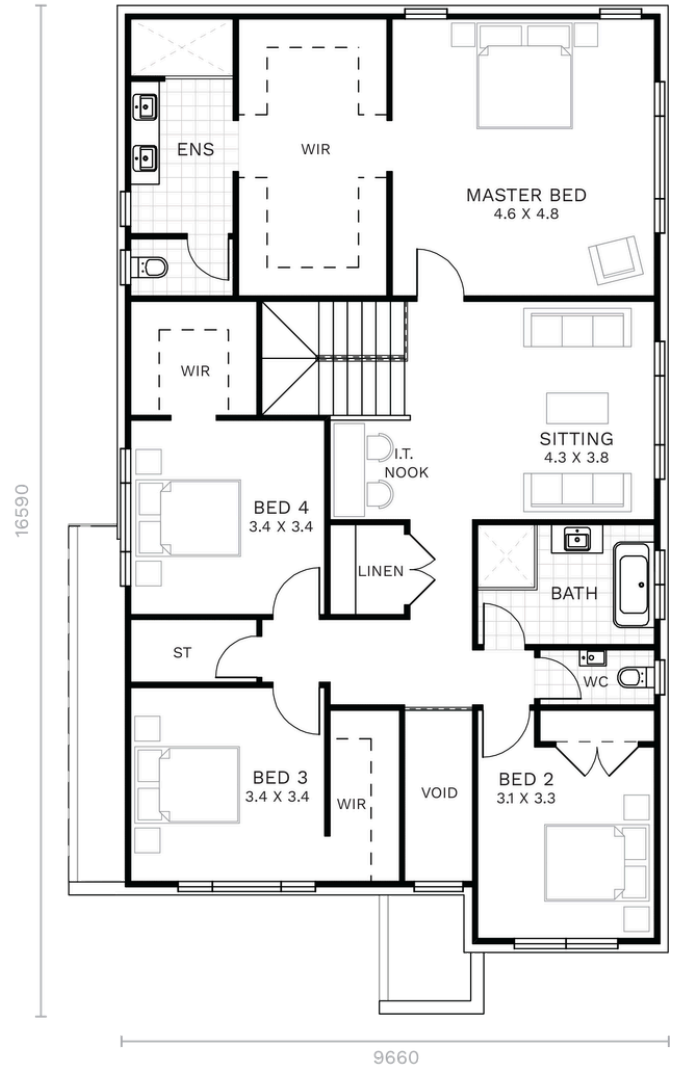
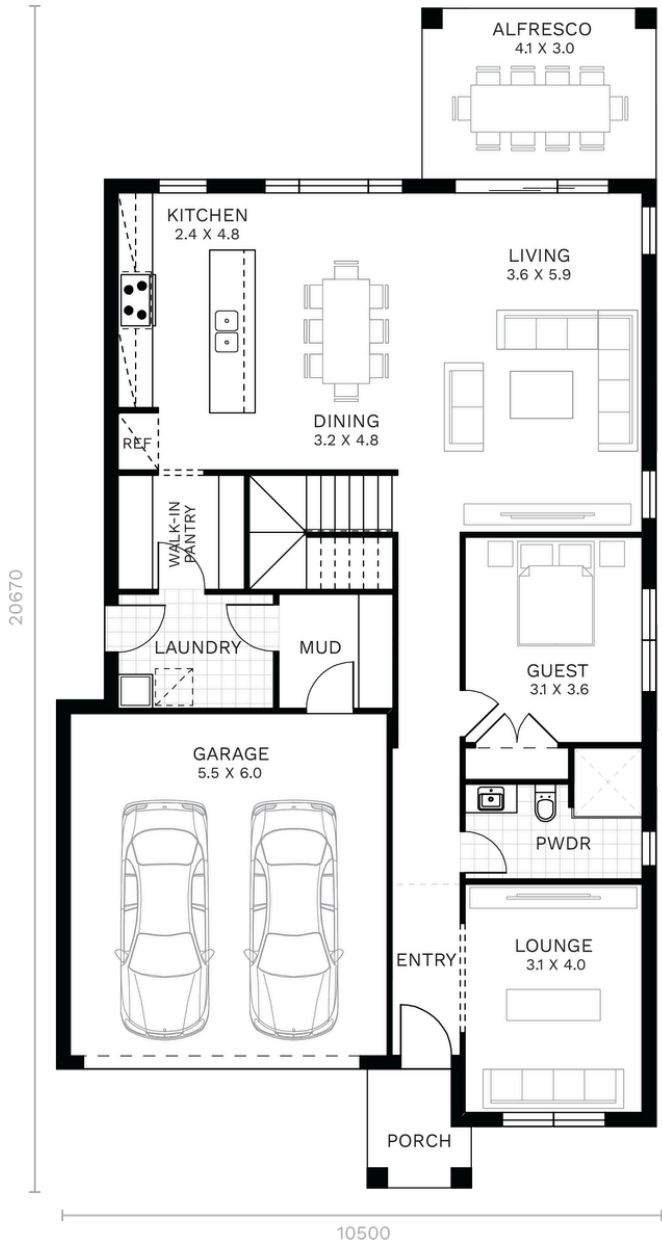
A brilliant floor plan offering plenty of space for the entire family, with 5 bedrooms and 3 separate living areas, plus a generous alfresco.

Included with your North Homes package:

### Simply Stylish Upgrade Pack

- 2590mm ceiling height to ground floor
- x10 Downlights to living areas
- 20mm standard range Caesarstone® benchtop to kitchen
- Polytec Melamine matt joinery with soft close doors and drawers
- Westinghouse 900mm built-in oven, cooktop, canopy rangehood and 600mm dishwasher and microwave with trim kit
- Actron reverse cycle ducted air-conditioning
- Hybrid flooring from Builder's range to ground floor living areas
- Carpet from Builder's range to staircase, bedrooms and first floor living areas
- Floor tiling from Builder's range to porch and alfresco
- 800mm wide base laundry cabinet with 33mm laminate benchtop and 45L inset tub
- Full height tiling to either ensuite or bathroom with square set ceilings to wet areas
- Remote controlled garage door
- Coloured concrete driveway
- Site cost allowance
- Basix allowance
- PLUS MORE...

\*Price is based on standard floor plan with standard facade. This is not a fixed price package. Price includes GST. Additional costs will incur with any alterations to the floor plans or facades. Please refer to Comfort inclusions brochure and schedule of inclusions. Additional Site works, bushfire, steps to the home, council conditions and statutory requirements may apply as this is unregistered land. The home has a provisional allowance that may vary based on colour selections and home size to meet 7 star BASIX. \*Refer to Simply Stylish Upgrade inclusions brochure for full list of promotional items and T&Cs. Prices may vary when plans are customised from standard, prices may increase from month to month. Prices based on March 2026 review.



Customise this plan or an alternate plan to suit you and your needs.  
Plans may vary slightly to suit the land, please talk to our team.

GROUND FLOOR

Ground Floor	123.30 sqm
Garage	36.30 sqm
Porch	3.50 sqm
Alfresco	12.30 sqm

FIRST FLOOR

First Floor	153.20 sqm
<b>TOTAL</b>	<b>328.60 sqm   35.40 sq</b>

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Disclaimer: The information contained in this document is for marketing purposes only and does not form part of the contract of sale. Although all efforts have been made to ensure that the information provided is accurate and in accordance with the provisions of the contract of sale, changes may be made during construction and dimensions, areas, fittings, finishes and specifications are subject to change without notice. North Homes retains the right to modify prices at its discretion and without prior notification. The commencement date is contingent upon the timeline of customer, developer, and council meetings, encompassing factors such as land registration, client-requested alterations, developer and council endorsements, as well as the timely acceptance of tender and contract within 7 days, respectively. The indicated prices are subject to compliance with developer, council, and legal mandates and condition of utility services. Adjustments to land dimensions and positioning of utility services, including sewer and stormwater systems, drainage fixtures, Telstra infrastructure, trees, butterfly drains, driveway crossovers, pram ramps, electrical and other easements, or Section 88B instruments, might necessitate revisions to the floor plan or siting arrangements. The terms and conditions of sale as stipulated by North Homes are applicable. For further information, kindly consult with your North Homes consultant. Builder's Licence Number 374999c . Effective from March 2026. Floorplan shown in French Classic facade.