



**\$1,893,000<sup>^</sup>**

LAND PRICE \$1,275,000 HOME PRICE \$618,000

**/ HAMILTON 28**

HAMPTONS FACADE

6 3 2 694m<sup>2</sup>

**ESSENCE SERIES**

This single-level modern home offers dual living at its finest. Featuring four bedrooms plus a separate media space with open-plan living in the main home, alongside an attached two-bedroom granny flat.

Included with your North Homes package:

**/ SIMPLY STYLISH UPGRADE PACKAGE**

- 2590mm ceiling height
- 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 living areas
- Carpet from Builder's range to bedrooms
- 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
- Council & statutory requirements
- Site costs and 7-star Basix allowance
- PLUS MORE...

NOTE: Council contributions fees for second dwelling not included

<sup>^</sup>Price is based on standard floor plan with standard facade. Price includes GST. Image may depict upgrade items. Additional costs will incur with any alterations to the floor plans or facades. Please refer to Essence inclusions brochure and schedule of inclusions. Site works and statutory requirements are included in the standard model price, and are based on the builder's preferred siting and standard designs. The home complies with a 7 star BASIX rating, based on the existing floor plan and with the above inclusions. The colour scheme has been based on medium colours for the roof and external walls. Any colour, structural or glazing amendments to the dwelling will require an amended BASIX, which could incur additional costs if the BASIX no longer complies. Colour through driveway is up to 18m<sup>2</sup> for single garage and up to 30m<sup>2</sup> for double garage to the boundary. Plain concrete crossover from boundary to kerb. \*Refer to Simply Stylish Upgrade inclusions brochure for full list of promotional items and T&Cs. Facade shown will alter slightly to suit floorplan.



Note: package is priced with second bedroom replacing the multiroom in the granny flat

Ground Floor	157.50 sqm	Alfresco	11.60 sqm
Garage	32.5 sqm	Granny Flat	59.60 sqm
Porch	2.70 sqm	<b>TOTAL</b>	<b>263.90 sqm   28.40 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 April 2026. Floorplan shown in Modern Facade. Render will vary slightly to suit floorplan.

