



\$3,105,990[^]

LAND PRICE \$2,350,000 HOME PRICE \$755,990



/ KENTHURST | LOT 3

 4  2.5  2  1  5712m²

SIGNATURE SERIES

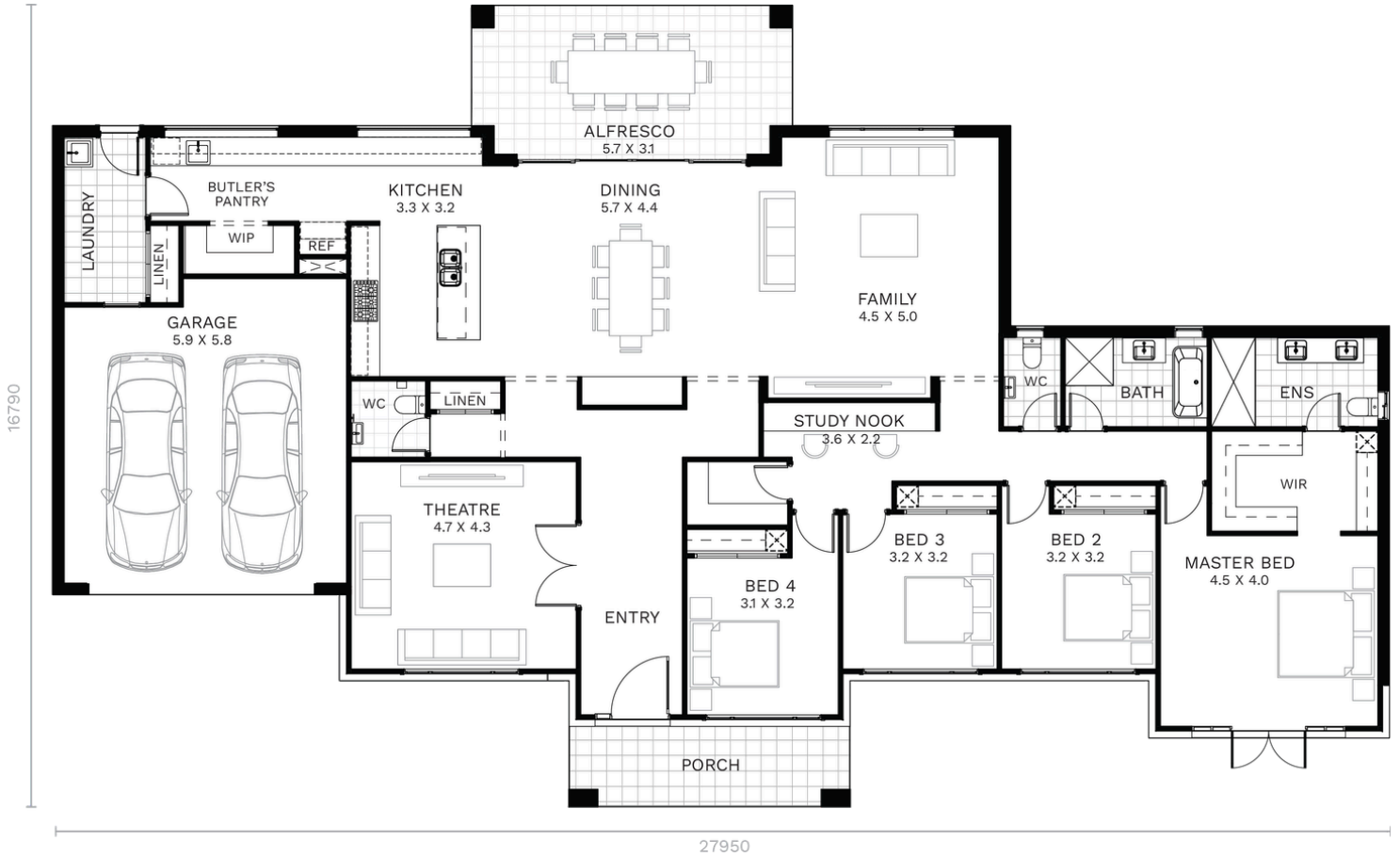
Enjoy modern open plan living with generously sized rooms that maximise space and light, and a large alfresco.

Included with your North Homes package:

Luxury Lift Upgrade Pack

- 2740mm high ceilings
- Westinghouse 900mm kitchen appliances and 600mm dishwasher
- Polytec Melamine matt joinery, with finger pull and soft close doors and drawers
- 40mm Caesarstone® benchtop to kitchen with overhead cabinets and bulkhead
- Butler's pantry with 20mm Caesarstone® benchtop and sink as per standard plan
- Hybrid flooring from Builder's range to living areas and carpet to bedrooms
- Floor tiling to alfresco and porch as per standard plan
- Actron reverse cycle ducted air-conditioning
- Full height tiling to bathrooms and ensuites with shower to standard plan
- Laundry fitout soft close doors with base inset laundry sink 45L, Polytec melamine Matt 800mm wide base cabinet, and 20mm stone benchtop, with handles from the builder's range
- Downlights to living areas as per plan
- Dulux 3-coat paint system
- Flyscreens to all window openings
- Bristle classic roof tiles or Colorbond® as per roof design
- Remote controlled Colorbond® sectional overhead garage door
- Standard site costs and BASIX allowance
- PLUS MANY MORE SUPERIOR INCLUSIONS...

^Price is based on standard floor plan with standard facade. Image may depict upgraded items. Price includes GST. Additional costs will incur with any alterations to the floor plans or facades. Please refer to Signature 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 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. *Refer to Luxury Lift Upgrade inclusions brochure for full list of promotional items and T&Cs.



GROUND FLOOR

Ground Floor	250.07 sqm	Alfresco	20.37 sqm
Garage	39.15 sqm	TOTAL	319.44 sqm 34.38 sq
Porch	9.86 sqm		

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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.



BUILDING ENVELOPE PLAN

Image is indicative only and not to scale

- COMMUNITY LOT
- LOT
- PROPOSED BUILDING ENVELOPE BOUNDARY
- SERVICE CORRIDOR