



\$2,014,000[^]

LAND PRICE \$1,240,000 HOME PRICE \$774,000



/ VALENCIA 34

FRENCH PROVINCIAL FACADE

5 3.5 2 690m²

SIGNATURE SERIES

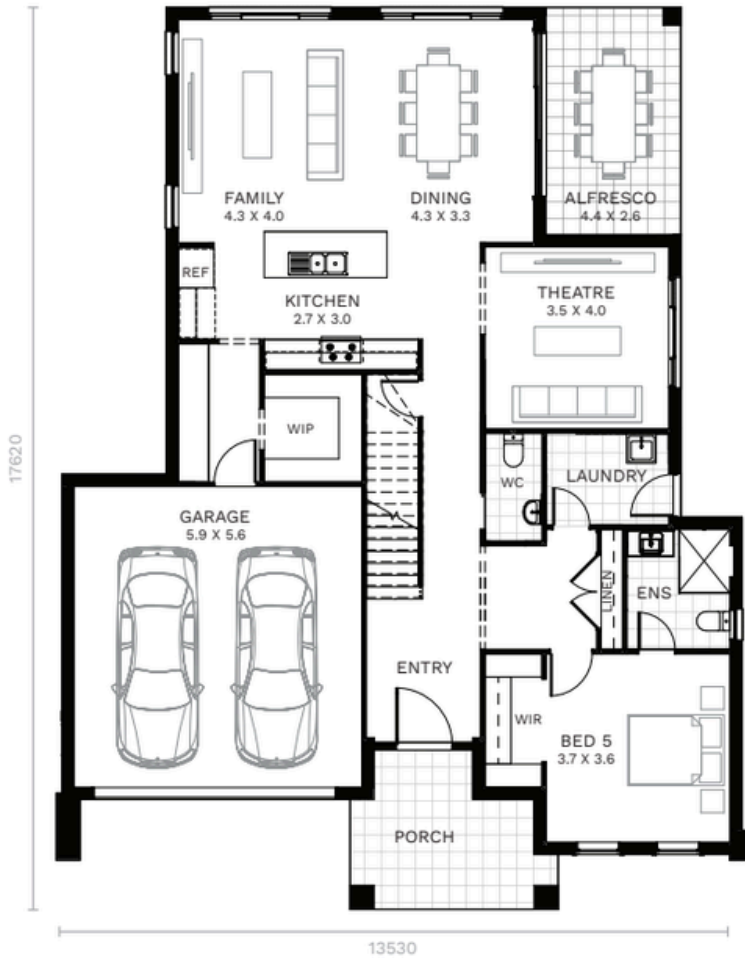
A superb offering of style and functionality, this elegant home stands as a spacious and luxurious five-bedroom residence.

Included with your North Homes package:

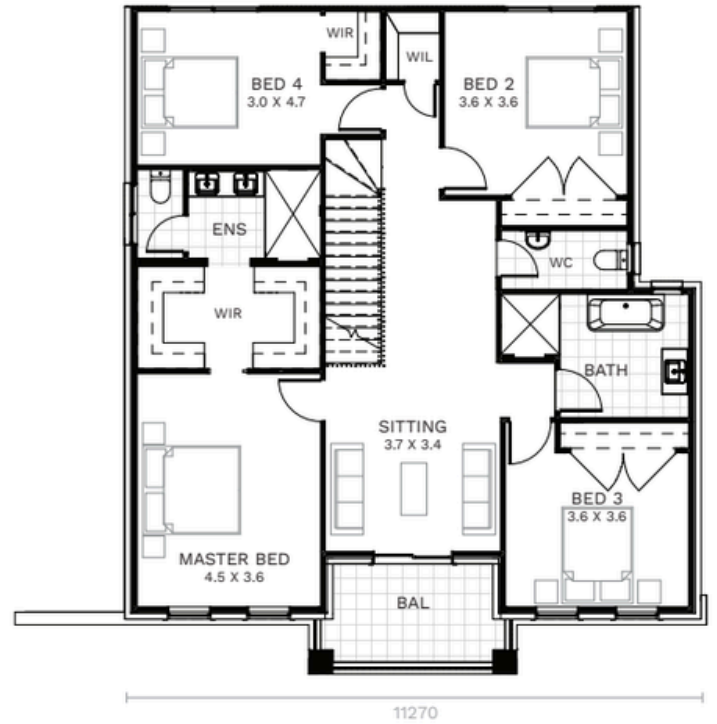
Luxury Lift Upgrade Pack

- Actron reverse cycle ducted air-conditioning
- 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
- Hybrid flooring from Builder's range to living areas and carpet to bedrooms, staircase, and first floor living areas
- 2740mm high ceilings to ground floor
- Floor tiling to alfresco, balcony, and porch as per standard plan
- Downlights to downstairs living areas as per plan
- 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
- Dulux 3-coat paint system
- Flyscreens to all open windows
- Bristle classic roof tiles or Colorbond® as per roof design
- Remote controlled Colorbond® sectional overhead garage door
- Coloured concrete driveway
- Site & Basix allowances
- PLUS MORE...

[^]Price is based on standard floor plan with standard facade. This is not a fixed price package. Price includes GST. Image may depict upgrade items. Additional costs will incur with any alterations to the floor plans or facades. Please refer to Signature inclusions brochure and schedule of inclusions. Additional site works, bushfire, steps to the home, council conditions and statutory requirements may apply. The home has a provisional allowance that may vary based on colour selections and home size to meet 7 star BASIX. Any colour, structural or glazing amendments to the dwelling could incur additional costs to comply with 7 star BASIX. Colour through driveway is up to 18m² for single garage and up to 30m² for double garage to the boundary. Plain concrete crossover from boundary to kerb. *Refer to Luxury Lift Upgrade inclusions brochure for full list of promotional items and T&Cs.



GROUND FLOOR



FIRST FLOOR

Ground Floor	129.56 sqm
Garage	37.16 sqm
Porch	10.10 sqm
Alfresco	11.72 sqm

First Floor	124.97 sqm
Balcony	7.73 sqm
TOTAL	321.24 sqm 34.58 sq

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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.

Proposed Siting of your North Home



North Homes Pty Ltd | Suite 303, Level 3, 7-9 Irvine Place, Norwest 2153 | Phone: 1800 667 844 | www.northhomes.com.au

Customer: Lot42 - The Prominence
Site Address: Walters Road
Locality: BLACKTOWN (2148), NSW
Home Design: VALENCIA 34 FRENCH FACADE

Date: 09/03/2026
Estate: The Prominence
Planning: CDC - NSW SIMPLIFIED HOUSING CODE
DP Number: (C)



Note: This is a preliminary siting and is subject to a clear copy of title and approval of the builder. This siting is subject to developer approval, state building regulations and council requirements (where applicable).



Scale: 1:201 @ A4

(Geo Plan ID: 792138)
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