



\$1,091,000[^] **FIXED PRICE PACKAGE**

LAND PRICE \$637,000 HOME PRICE \$454,000


HomePAY
 Build now, pay later

/ MARSDEN PARK | LOT 9

 4  2.5  1  225.2m²

CUSTOM DESIGN

A beautiful combination of intelligent design and contemporary living, offering four bedrooms including a generous master.

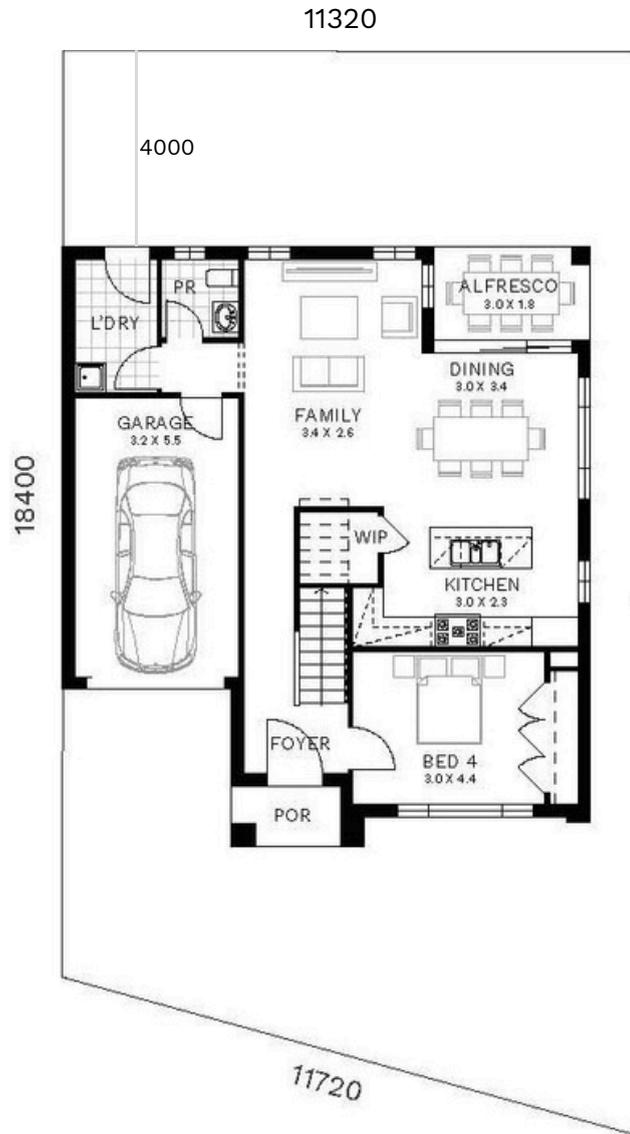
/ INCLUSIONS

- Polytec Melamine matt joinery, with finger pull and soft close doors and drawers
- 20mm standard range Caesarstone® benchtop to kitchen and walk-in pantry
- Westinghouse 900mm built-in oven, cooktop, canopy rangehood and 600mm dishwasher
- Actron reverse cycle ducted air-conditioning with minimum 13kW with 2 zones
- 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
- 2740mm ceiling height to ground floor and 2440mm to first floor
- Mirror robe doors to all bedrooms
- Square set ceiling to wet areas
- Downlights to downstairs living areas as per standard electrical plan
- Stainless steel balusters with timber handrail (design specific)
- Remote controlled garage door
- Flyscreens to all open windows
- Site works and statutory requirements
- Landscaping - turf, garden bed, trees, clothesline, letterbox and fencing
- PLUS MORE...

[^]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 Marsden Park 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 5 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 18m² for single garage to the boundary. Plain concrete crossover from boundary to kerb.



TYPE 10
FLOORPLAN



GROUND FLOOR



FIRST FLOOR

Ground Floor	80.60 sqm	Alfresco	5.60 sqm
Garage	19.70 sqm	First Floor	75.40 sqm
Porch	2.80 sqm	TOTAL	184.10 sqm 19.8 sq

1800 667 844 | NORTHOMES.COM.AU

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 June 2025.