



\$904,000* Price Package



MILLFIELD RISE
HUNTER VALLEY

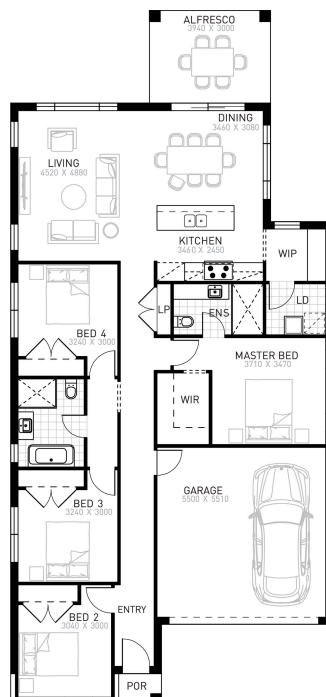
/ Cyprus 20 CLASSIC FACADE

4  2  2  20.9sq  756m² 

Included with your North Homes packages:

/ ESSENCE 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
- Plus more...



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*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. BL number BL374999C. Effective: Aug 2026

/ ESSENCE SERIES

KEY HOUSE AND LAND PACKAGE INCLUSIONS AT A GLANCE



KITCHEN

Benchtop	20mm stone to kitchen & island benchtops
Kitchen sink	Posh Solus MK3 double bowl undermount sink
Oven	Westinghouse 900mm built-in oven
Cooktop	Westinghouse 900mm stainless steel gas cooktop
Rangehood	Westinghouse 900mm stainless steel canopy
Dishwasher	Westinghouse 600mm freestanding dishwasher
Microwave	Westinghouse 600mm microwave with trim kit
Joinery	Melamine Matt cabinetry, soft-close doors & drawers, 1 cutlery drawer bank, builder's range handles
Pantry	4 white melamine shelves
Sink mixer	Gooseneck, chrome finish
Splashback	Tiled, builder's range

BATHROOM & ENSUITE

Wall tiling	Floor-to-ceiling tiles to one bathroom or ensuite, square-set ceilings
Vanity benchtop	20mm stone to ensuite & bathroom vanities
Shower	Tiled 1200mm high shower ledge to one shower
Tapware & accessories	Mizu Drift tapware & accessories
Basin	Semi-inset basin
Bath	Freestanding, 1560mm or 1760mm as per floor plan
Toilet	Close coupled back-to-wall suite, soft-close seat
Mirror	Frameless, polished edge
Joinery	Melamine Matt, soft-close doors, builder's range handles
Floor waste	Tiled floor waste to all wet areas
Recessed flooring	Wet area flooring flush with main floor, for smooth transitions
Powder room (if applicable)	Mini wall basin, chrome bottle trap

LIVING

Ceiling height	2590mm ground floor, 2440mm first floor (double storey homes)
Lighting	10x downlights in lieu of bayonet lights
Living doors	2100mm high x up to 3600mm wide aluminium stacking door to one door, in lieu of sliding door
Air conditioning	Actron reverse cycle ducted air conditioning
Flooring	Premium hybrid flooring to main ground floor areas
Carpet	Quality carpet to bedrooms & staircase
Switches & GPOs	Clipsal Iconic switches & powerpoints
Linings & cornice	CSR Gyprock linings, 90mm cove cornice
Skirtings & architraves	67mm x 18mm pine DAR, throughout

LIVING CONT.

Internal paint	Premium 3-coat paint system
Internal & entry doors	Flush hinged 2040mm internal doors; entry door with Trilock security
Staircase	Stainless/black balusters, timber handrail (as per plan)
Storage	Melamine linen shelving; robes with shelf & hanging rail

LAUNDRY

Joinery	Polytec Melamine Matt 800mm base cabinet, laminate benchtop, soft-close doors, builder's range handles with 45L drop-in sink
Splashback	Tiled, builder's range
Tapware	Gooseneck sink mixer, chrome finish
Flooring	Floor & skirting tiles, builder's range

EXTERNAL

Porch & alfresco flooring	Tiles, builder's standard range
Garage door	Sectional panelift door, two remote controls
Cladding	CSR Cemintel weatherboard cladding (facade specific)
Rainwater tank	Colorbond® slimline rainwater tank
External finish	Brick, builder's range, with lightweight cladding
Roof	Bristle classic tiles
Fascia & gutter	Colorbond®
Termite protection	Flickguard physical membrane barrier system
Garage interior	Fully internal gyprock lined
Taps	External garden taps, front & rear

BUILDING REQUIREMENTS

Insulation	R5.0 ceiling, R2.5 wall insulation
Roof sarking / blanket	Sarking under tiles
Site assessment	Geotechnical & wind rating; detailed AHD contour survey
Site management	Silt fence, gutter sock, all-weather access, site security fence
Earthworks	Balanced cut & fill to 500mm; import/export spoil allowance
Concrete & footings	Concrete pump; screw pier allowance
Site services	Water co-ordinator, temp. toilet hire, underground 3-phase power
Slab	Class M engineered slab, 25MPa concrete
Frame	90mm timber frame
Garage interior	DA/Construction/CDC fee, HOW Insurance, stormwater/sewer & water connection allowances

CONTACT US FOR FULL DETAILS ON THIS PACKAGE

Disclaimer: Essence series home and land inclusions are available only on an Essence series standard home design. Variations to the standard plan may incur additional costs. Please speak to a sales consultant for a full list of inclusions and exclusions. www.northhomes.com.au/disclaimer. BL374999C.