

## The Sapphire

4 2 1 24 sq

Facade name: Morgan

### House Plan:



### LOT #LOT 5223

The Hills Of Carmel

Address: Boundary Road, Box Hill (NSW), 2765



300 m<sup>2</sup>

House and land package price:

From **\$786,228\***

### About package:

This Adenbrook Home & Land package is located in the highly sought-after Box Hill..

Set on a 300m2 block of land, we have coupled it with our Sapphire home design. With 4 bedrooms, great open-planned living space, and lots of storage space, you don't want to miss out on this one! The open plan living with integrated alfresco encourages a relaxed, casual lifestyle for living and entertaining. Land is registered and ready for the build.

This House and Land Package includes:-

- \* Standard Site Costs and Standard Basix Requirements
- \* The listed facade\*\*
- \* Builders range tiles & carpet throughout home
- \* Tiling to the Alfresco and Portico
- \* Coloured Concrete Driveway
- \* Daiken Reverse Cycle Ducted Air Con.
- \* Caroma Bathroom Accessories
- \* PLUS our fantastic Ultimate Upgrade Bundle!
- Our ULTIMATE BUNDLE PACKAGE has fantastic inclusions of
- \* Monier Atura Low Profile Roof Tiles
- \* 1020mm Entry Door
- \* 20mm Stone benchtop to the kitchen, bathroom and Ensuite.
- \* Westinghouse Dishwasher and Microwave, just to name a few

Don't miss out, call Bec to find out how to make this dream a reality

\* Please note that images are indicative only. Please refer to your contract

### ENQUIRE NOW:

Bec Hoyer • P: 0417427799 • E: [sydneywest.southwest@adenbrook.com.au](mailto:sydneywest.southwest@adenbrook.com.au)

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### House Features:

- ✓ Standard Site Costs and Standard Basix Requirements
- ✓ Builders range tiles & carpet throughout home
- ✓ Tiling to the Alfresco and Portico
- ✓ Coloured Concrete Driveway
- ✓ Daiken Reverse Cycle Ducted Air Conditioning
- ✓ 1020mm Entry Door
- ✓ 20mm Stone benchtop to the kitchen, bathroom and Ensuite.
- ✓ Westinghouse Cooktop, Oven and Dishwasher
- ✓ Shower Niches
- ✓ 2x Gas Points
- ✓ Monier Atura low-profile roof tiles
- ✓ R2 Walls and R4 Ceiling Insulation
- ✓ Flyscreens To all openable windows
- ✓ Clipsal Iconic Ultramodern range Switch Gear
- ✓ Soft-close drawers and doors to Kitchen and Bathrooms
- ✓ Much More...
- ✓ 2590mm Ceiling Upgrade to the Ground Floor Only



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