

# FIXED PRICE

## Home and Land Package



Classic Plus Facade

### The Hills Of Carmel

Lot 4400, Mount Carmel Drive,  
Box Hill NSW 3128

Expected Rego Date: Now Registered

# \$1,258,500

Land Size: 300.1m<sup>2</sup>

Land Price: \$775,000

**Ruby 19**

The Ruby offers all the feature comforts on a narrow block. From a spacious entry foyer to its cleverly divided living zones, this home merges style and sensible practicality and presents the perfect balance between value, form and function.

-  4
-  2.5
-  2
-  174.84m<sup>2</sup>

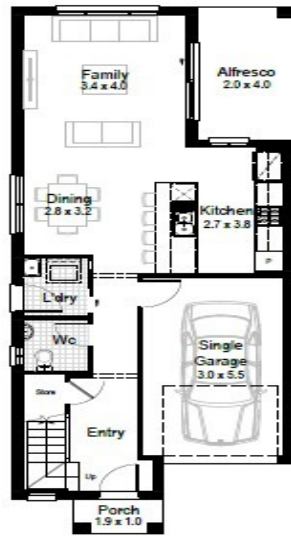
-  IP
-  LP
- IP: Investment Inclusions Package  
LP: Landscape Package

Living Area	146.12m <sup>2</sup>	Porch	2.06m <sup>2</sup>
Garage	18.34m <sup>2</sup>		
Alfresco	8.32m <sup>2</sup>		

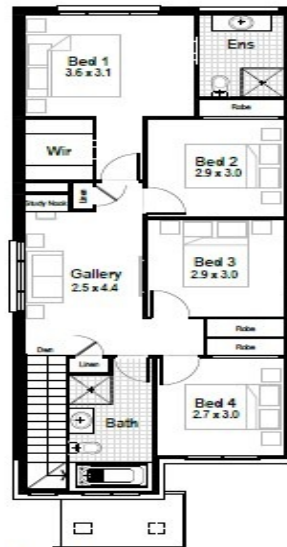


### Our Guarantees

At Hudson Homes we understand the importance of time and money. And since delivering upon our promised to you is at the heart of everything we do, every customer is offered a peace-of-mind and security with our guarantee and our time frame guarantee.



Ground Floor

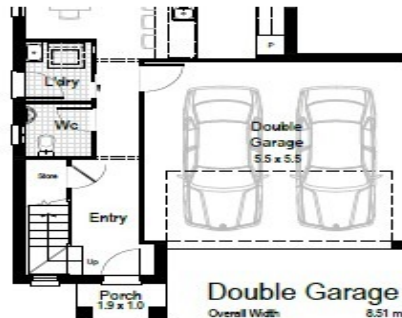


First Floor

res 18.83

60.86 m <sup>2</sup>
65.34 m <sup>2</sup>
18.35 m <sup>2</sup>
8.32 m <sup>2</sup>
2.06 m <sup>2</sup>
174.93 m <sup>2</sup>
5.99 m
15.19 m
7.83 m (*)

city requirements



**Double Garage Option**  
Overall Width 6.51 m  
Minimum Lot Width 9.61 m (\*)

**IP** IP: Investment Inclusions Package +

**LP** LP: Landscape Package

House facade as nominated  
 Site costs and BASIX  
 Full lined kitchen cabinetry with overhead cupboards and bulkhead  
 Laminated coloured benchtop  
 Westinghouse stainless steel cooktop and oven  
 Westinghouse recirculating pull-out rangehood  
 Contemporary floating style bathroom vanity units  
 Ceramic tiles to all bathrooms and laundry  
 Tiling to entry, family, kitchen and meals areas  
 Carpet to all other internal areas  
 Taubmans Endure paint system to ceilings and walls  
 Automatic garage door with 2 remotes  
 7.0kW reverse cycle split system air conditioner  
 Oyster style light fittings throughout  
 Built-in robes to bedrooms  
 Fully finished tiled outdoor alfresco  
 Matching keyed locks to all windows  
 Slimline water tank

Australian native shrubs and edging  
 Fencing with side gate  
 Coloured concrete driveway and path  
 Clothesline, letterbox and house numbers