

GOLD SERIES
BELLA I



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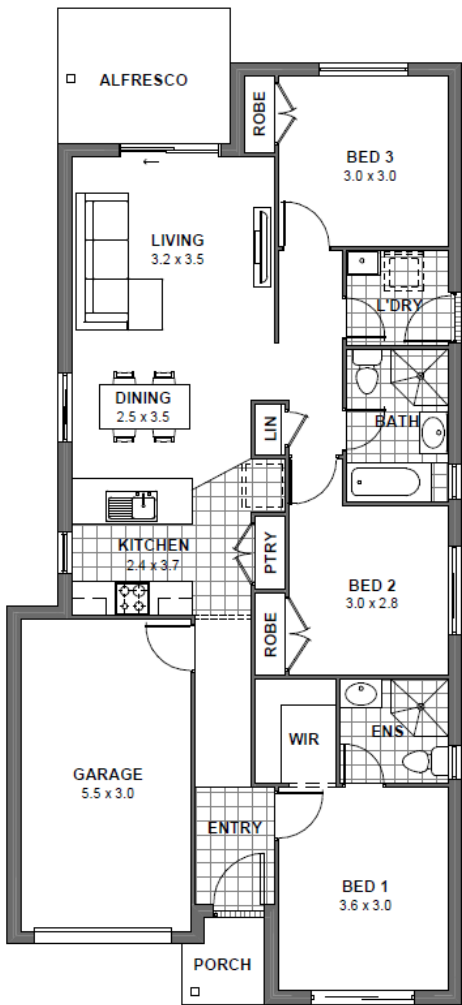
\$793,590

Ethan Estate delivers 27 vacant land lots for you to choose to build your new home. The new community neighbourhood of Box Hill has been designed with a Town Centre, Village Centres, cycleways and parks surrounded by natural vegetation to create that perfect family lifestyle living.

Nestled amongst quality homes, Ethan Estate is centrally located close to local parks, cycleways, sporting facilities, future planned schools and local



BEDROOMS	BATHROOMS	CAR SPACES	BUILD AREA	LAND AREA
3	2	1	125M ²	393M ²



NORTH WEST

BOX HILL Ethan Estate



Boutique neighbourhood of only 27 blocks, Ethan Estate is centrally located in the heart of Box Hill where you can choose your own builder and build your dream home. Estimated completion in early 2019.

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Nestled amongst quality homes, Ethan Estate is centrally located close to local parks, cycleways, sporting facilities, future planned schools and local shopping precincts.

Convenience is at your doorstep with easy access to the M2 and M7, and you are approx 6.6km from Rouse Hill Town Centre and only a 10 minute (approx) drive to the upcoming Rouse Hill station that is part of the Sydney Metro North West, which is scheduled to open in 2019.

Be part of one of the fastest growing areas in North West Sydney.

The blocks range from 305sqm to 506sqm. Most blocks have a frontage of 12.5m or more.



MOVE IN, READY



We don't just give you a turnkey home, we give you a *'Move in, Ready' Home*.

With a *'Move in, Ready' Home*, you'll get:

- Driveway
- Fencing
- Turf
- Landscaping as per CDC Landscaping Plan
- All base site costs
- Letterbox
- Clothesline
- Floor Coverings.

No confusion, no games, no gimmicks. With *'Move in, Ready'* CHL takes the pain out of building.

Make sure your comparing apples to apples....

No hidden or extra costs....

Every builder has a different definition of turnkey inclusions - but what do they really mean?

Some have driveways, some have turf, some have floors, some have neither, some have extra costs.

Make sure you always ask for a full quote for site costs and get a list of what your turnkey inclusions are.

At CHL we are *'Move in, Ready'*. Get what you really want, get what you expect, with no extra or hidden costs.

Are you *'Move in, Ready'*?



SPECIAL PROMOTION UNTIL END OF JUNE 2019

EXTERNAL

Slab	Engineer designed concrete slab to suit 'M' classification soil.
Frames	450mm Eaves as per architectural plan, 90mm external stud frames to ground and first floor.
Pest Treatment	Termite Protection to pipe penetrations and perimeter.
Driveway	Broom finished Plain Concrete Driveway including Plain Concrete Crossover (from boundary to kerb) and Pathway from Driveway to Porch
Roof	Concrete roof tiles from standard builder's range
Windows	Aluminium Windows and Sliding Doors
Bricks	Selection of Bricks from Builders' standard range
Fascia/Gutter	Colorbond fascia and gutter with painted PVC Downpipes
Garage	Colorbond Sectional Overhead Door
Rainwater Tank	Rainwater tank as per BASIX requirements, 3,000 litre Colorbond Coloured Steel aboveground water tank connected to all toilets, cold washing machine tap and one garden tap.

INTERNAL

Ceiling	2440mm ceiling height
Floor	300mm engineered floor joist system.
Cornice	90mm cove cornice.
Staircase	Painted timber staircase with square newel posts, handrail and balusters with MDF treads and risers.
Skirting & Architrave	42mm bevelled edge architrave with paint finish and 67mm bevelled edge skirting with paint finish.
Robes	Flush panel internal 2040mm doors in pre-primed paint finish to bedroom robes with one melamine shelf and hanging rail.
Cupboards Linen/Store	Melamine shelves four (4) to Linen Cupboard, one (1) to Broom Cupboard, one (1) to store cupboard and one (1) to Coat Cupboard including hanging rail. (where applicable to design).
Insulation	R2.0 Thermal Batts to External Walls including internal wall between garage and house (excludes external walls of garage). R3.5 Thermal Batts to ceilings with roof over (excluding ceilings over garage, porch, alfresco).

KITCHEN

Cabinetry	Overhead cupboards to Kitchen. Bulkhead to Overhead Cupboards. Kickboards as per doors. Cutlery Tray to Kitchen Drawer.
Benchtop	Laminated square edge benchtops in a wide range of colours. SEE PROMOTION
Oven	60cm Electric Oven in Stainless Steel Finish.
Cooktop	60cm 4 Burner Gas Cooktop in Stainless Steel Finish. OR 60cm Ceramic 4 Burner Electric Cooktop (if no gas available)
Rangehood	60cm retractable externally ducted rangehood in Stainless Steel finish.
Tapware	Chrome Mixer Tap to Kitchen Sink.

**PROMOTION
UNTIL END
OF JUNE
2019**

Provide 20mm standard range stone bench top to Kitchen in lieu of standard laminate.

**PROMOTION
UNTIL END
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2019**

Provide Downlight package to ground floor living areas and alfresco (includes up to 12 x Downlights).

ENSUITE & BATHROOMS

Cabinetry	Vanity Unit, with laminated square edge tops, and laminated doors with PVC edges in a wide range of colours.
Vanity Basin	Semi-Recessed or inset (per architectural plans) with one tap hole and standard plug and waste.
Powder Room	Laminated benchtop and apron (where specified on brochure plan).
Vanity Mirrors	Frameless polished edge bathroom mirrors.
Baths	White Rectangular Bath
Toilet Suites	Close Coupled Toilet Suite with soft close seat.
Shower	Framed showed screens with pivot doors, chrome trims and clear laminated glass.
Tapware	Chrome Lever Mixer to all Basins. Chrome Lever Mixer and outlet to Bath. Multifunction hand-held shower with rail and lever mixer.

AL-A CARTE UPGRADE LIST

Provide ceramic floor tiling in lieu of Carpet to the Entry Hallway, Family and Meals (selected from the Builder's standard range).	\$3,590
Provide ceramic floor tiling to the Front Porch (selected from the Builder's standard range) including steps if applicable.	\$525
Provide ceramic floor tiling to the Alfresco (selected from the Builder's standard range) including steps if applicable.	\$1,075
Provide 14KW standard Inverter ducted air conditioning with 2 zones and return air to be located on the ceiling. (Note: Positions of outlets and return air is determined by air conditioning contractor. This unit is designed to have one zone operating at a time).	\$12,050
Provide 2.5Kw split system air conditioning unit to Living.	\$2,230
Provide alarm system with four sensors, including single power point and additional phone point.	\$1,410
Provide 90cm wide electric oven, gas cooktop and canopy rangehood in lieu of standard 60cm wide oven, cooktop and rangehood	\$1,610
Provide Built Under Dishwasher in Stainless Steel finish and Microwave including Trim Kit in Stainless Steel finish.	\$1,495
Provide Oyster Light Fittings to Bedrooms.	\$440
Provide 2 globe heat / fan / light unit to Bathroom and Ensuite (if applicable).	\$520
Provide Downlight package to ground floor living areas and alfresco (includes up to 12 x Downlights).	\$1,490
Provide a Glass kitchen splashback (from The Builder's standard range) in lieu of standard tiles.	\$1,580
Provide 20mm standard range stone bench top to Kitchen in lieu of standard laminate.	\$3,510
Provide 20mm standard range stone Waterfall Ends in lieu of standard laminate end panel to Kitchen Island Bench.	\$1,200
Provide 20mm standard range stone bench top to vanities (to be the same selection as kitchen) in lieu of standard laminate.	\$1,160

AL-A CARTE UPGRADE LIST

Provide Semi-Frameless Shower Screens in lieu of standard Framed Shower Screens to Main Bathroom and Bedroom 1 Ensuite.	\$390
Provide capped off water point to fridge space	\$380
Provide remote control operation to Garage Door, including single power point to suit.	\$695
Provide standard range corrugated profile Colorbond roof with medium duty sarking	\$2,800
Provide nominal 2600mm high ceilings to the Ground Floor.	\$3,990
Provide 2100mm high mirrored sliding doors in lieu of standard flush panel hinged doors to Bedroom Robes	\$525

The background of the entire page is a light-colored, marbled texture with soft, flowing veins in shades of grey and white.

Castlehaven

HOUSE & LAND

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