











on display

14 NOAH STREET BOX HILL

Facade Options



DUNE



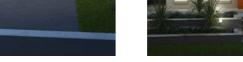
BROOKLYN



HUNTER





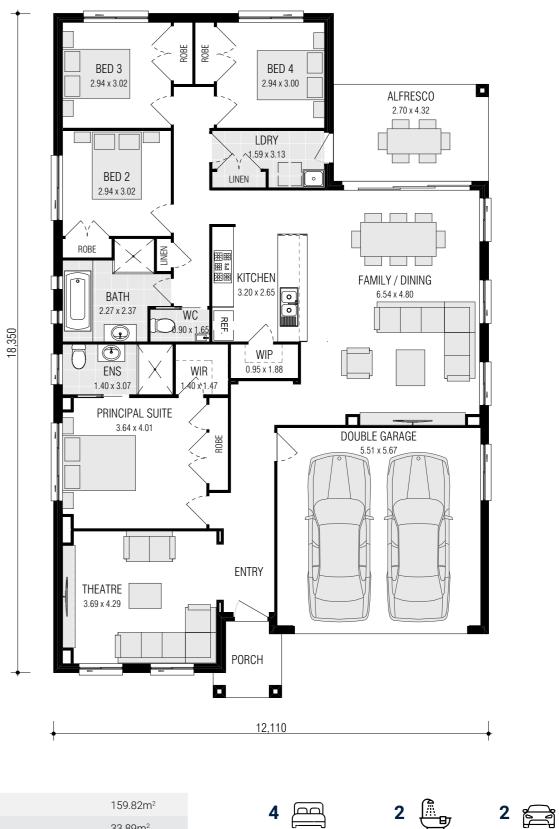




ALSO AVAILABLE: All of our single story facades suit this design. Please ask our team if you are interested in more choices

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### Clovelly 22.5



Total	208.82m <sup>2</sup>	
Porch	3.45m <sup>2</sup>	
Alfresco	11.66m <sup>2</sup>	
Garage	33.89m <sup>2</sup>	
Ground Floor	159.82m <sup>2</sup>	



FLINDERS



MACQUARIE





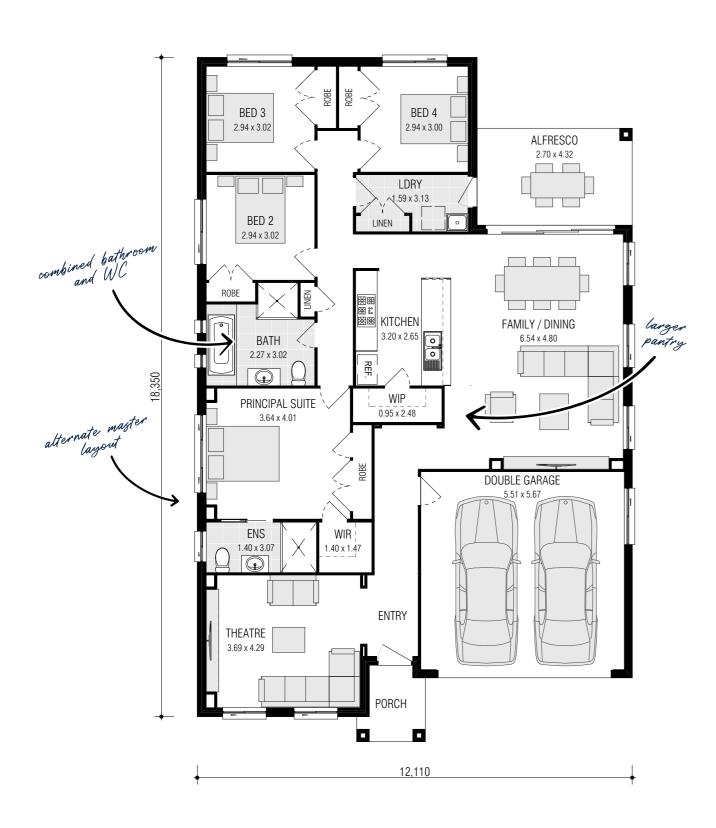
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### Clovelly 22.5 MKII

FRONTAGE MIN 13.97m

### Clovelly 22.6

20,510

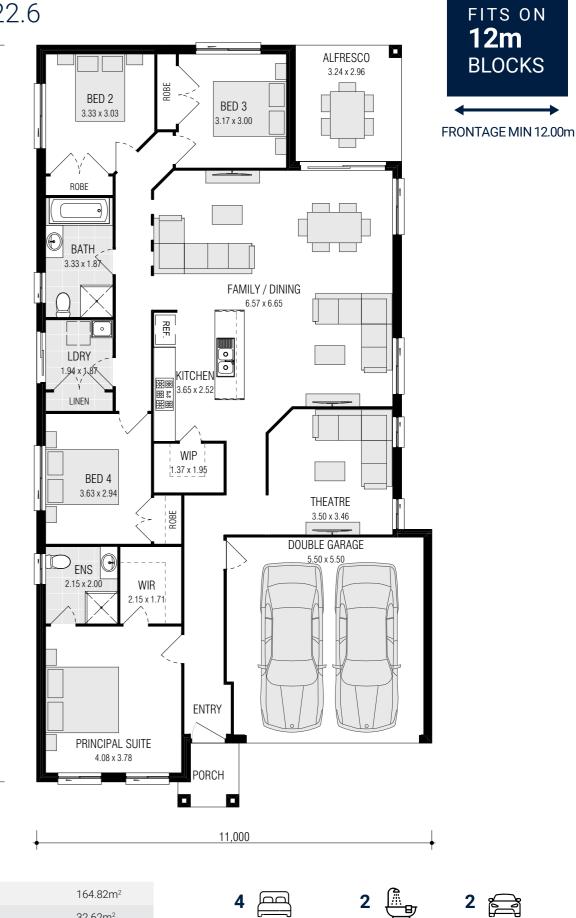


Total	208.82m <sup>2</sup>
Porch	3.45m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Garage	33.89m <sup>2</sup>
Ground Floor	159.82m <sup>2</sup>





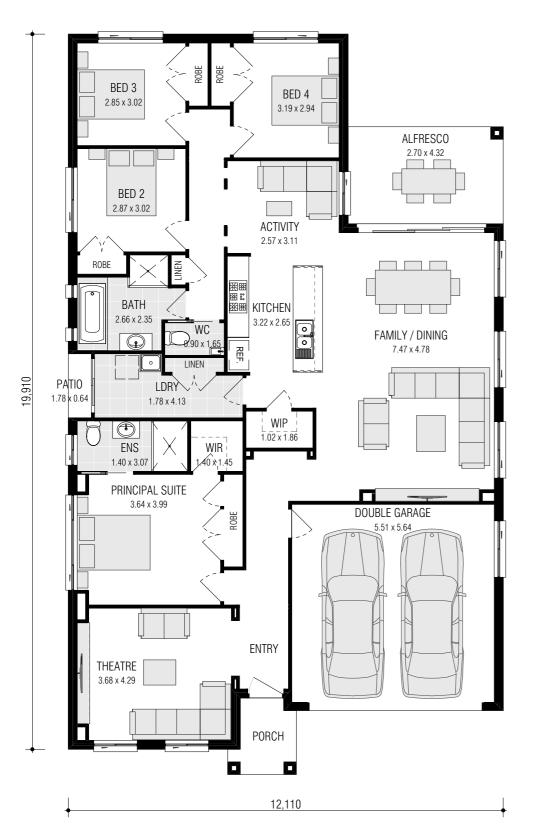
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Total	209.68m <sup>2</sup>	
Porch	2.65m <sup>2</sup>	fea to 1 ma
Alfresco	9.59m <sup>2</sup>	DIS
Garage	32.62m <sup>2</sup>	
Ground Floor	164.82m <sup>2</sup>	

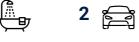
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### Clovelly 24.2



Total	225.08 m <sup>2</sup>
Patio	1.14m <sup>2</sup>
Porch	3.45m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Garage	33.89m <sup>2</sup>
Ground Floor	174.94m <sup>2</sup>





FRONTAGE MIN 13.97m

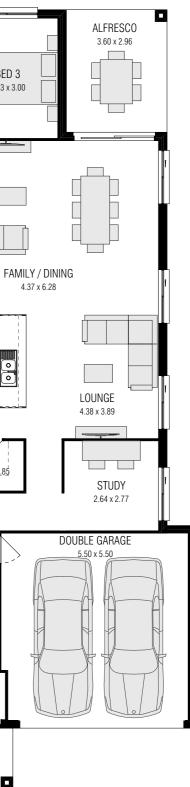
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### Clovelly 24.4

22,190

BED 2 BED 3 3.30 x 3.03 3.53 x 3.00 ROBE \_ BATH 2.93 x 2.16 • LDRY 1.71 x 2.16 REF ROBE 器器 器器 4.31 x 2.52 ○ BED 4 3.00 x 3.18 9 **D**<sub>ENS</sub> ŴIP 1.47 x 1.85 2.03 x 2.00 WIR 2.03 x 1.71 PRINCIPAL SUITE 3.60 x 3.78 THEATRE 3.50 x 3.78 ENTRY ORCH × X

Total 226.75m <sup>2</sup>	
Porch 2.65m <sup>2</sup>	
Alfresco 10.66m <sup>2</sup>	
Garage 32.62m <sup>2</sup>	
Ground Floor 180.82m <sup>2</sup>	





11,000





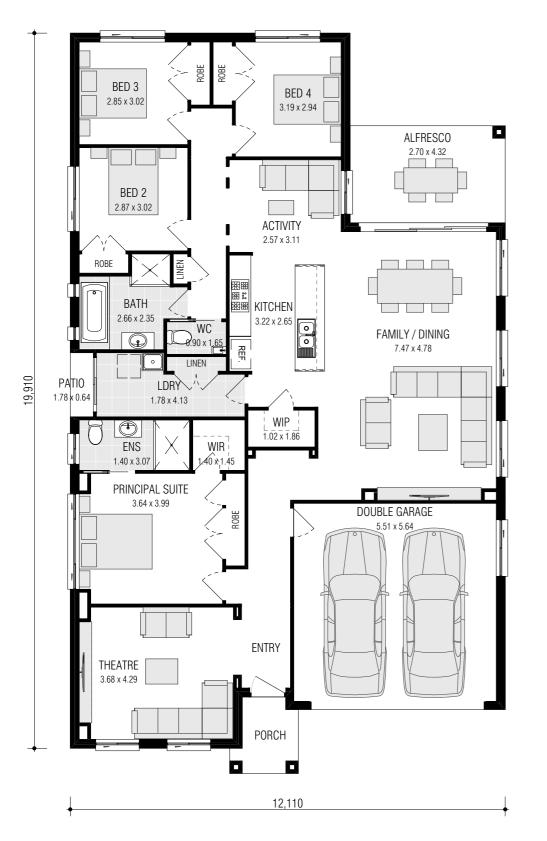


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#### FRONTAGE MIN 12.00m

# Clovelly 25.5



Total	237.24 m <sup>2</sup>
Porch	3.44m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Garage	33.72m <sup>2</sup>
Ground Floor	188.42m <sup>2</sup>







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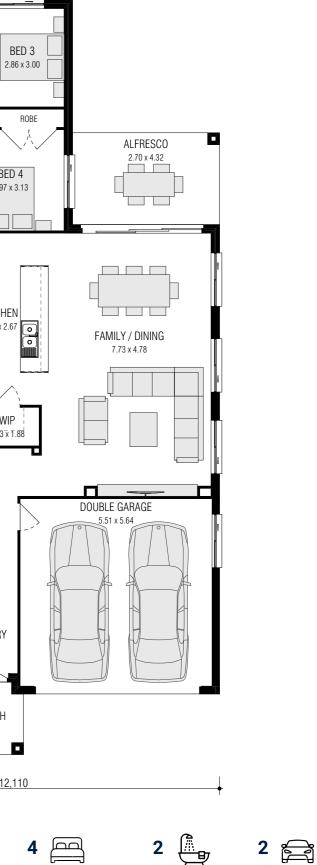
### Clovelly 25.6

FRONTAGE MIN 13.97m

BED 3 BED 2 3.26 x 3.02 BED 4 2.97 x 3.13 ACTIVITY 3.58 x 3.02 STORAGE 図図 図記 図図 KITCHEN BATH 3.07 x 2.55 3.15 x 2.67 We Q.10 x <u>1.50</u>  $\bigcirc$ REF Z1,4/U  $\bigcirc$ LINEN PATIO 1.57 x 0.60 LDRY 1.93 x 4.01 WIP ٢ 1.13 x 1.88 WIR ENS Х 1.36 x 1.47 1.36 x 3.07 PRINCIPAL SUITE 3.64 x 4.01 ENTRY THEATRE 3.69 x 4.29 PORCH X X 12,110

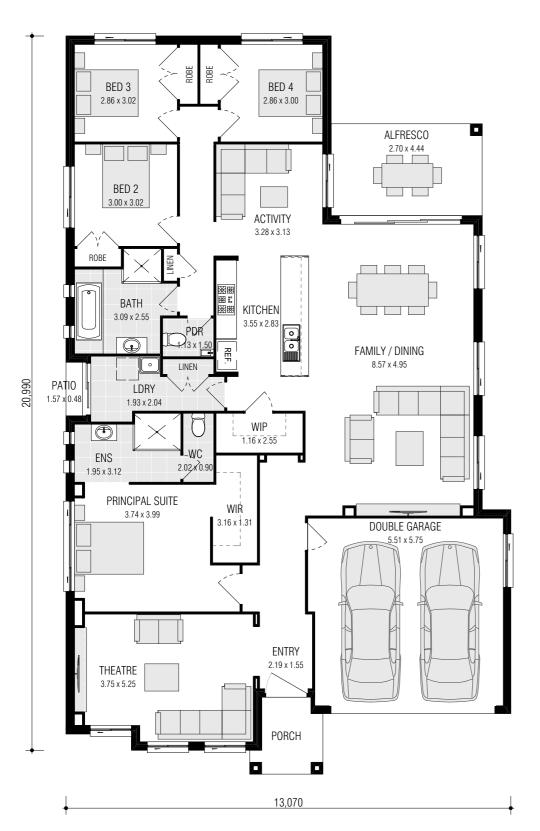
Ground Floor	188.52m <sup>2</sup>
Garage	33.72m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Porch	3.44m <sup>2</sup>
Patio	0.94m <sup>2</sup>
Total	238.28 m <sup>2</sup>





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# Clovelly 26.5



Total	245.75m <sup>2</sup>
Patio	0.75m <sup>2</sup>
Porch	4.14m <sup>2</sup>
Alfresco	11.99m <sup>2</sup>
Garage	33.85m <sup>2</sup>
Ground Floor	195.02m <sup>2</sup>



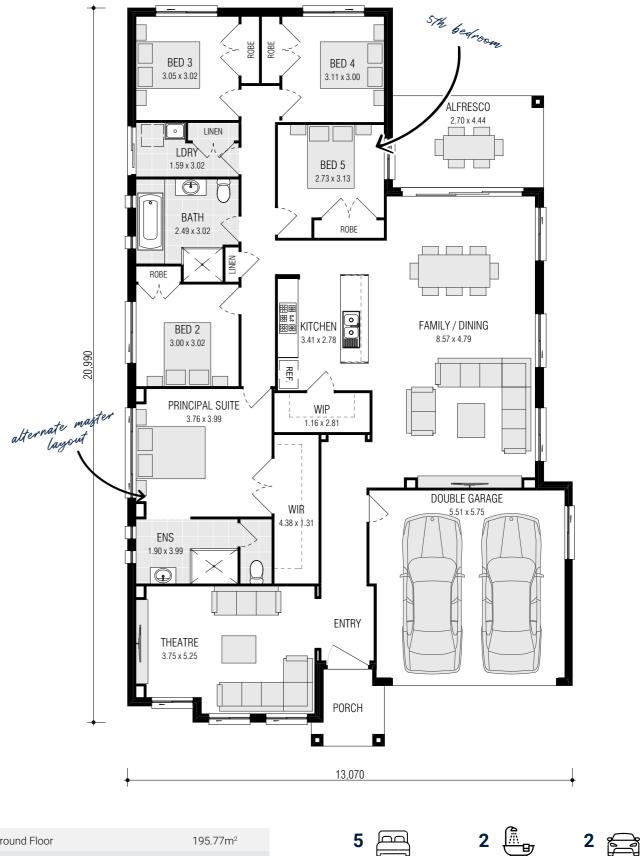
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FRONTAGE MIN 14.93m



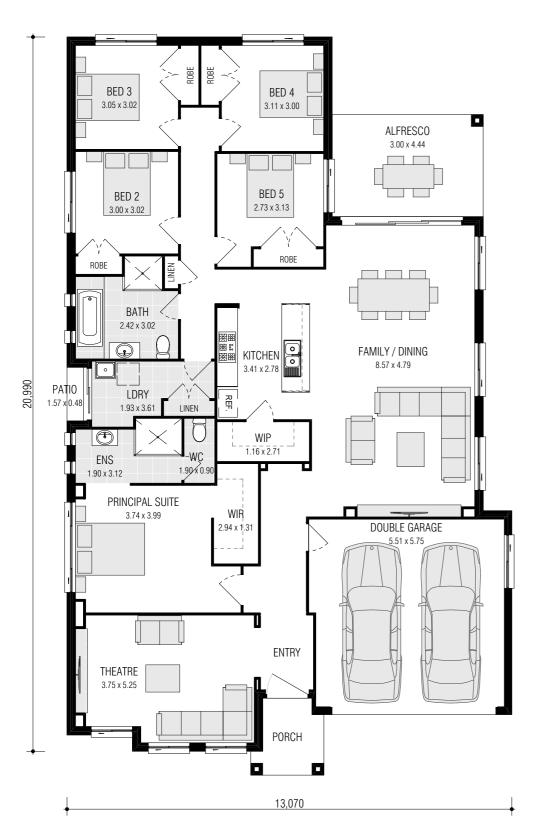
Ground Floor	195.77m <sup>2</sup>
Garage	33.85m <sup>2</sup>
Alfresco	11.99m <sup>2</sup>
Porch	4.14m <sup>2</sup>
Total	245.75m <sup>2</sup>





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# Clovelly 26.6



Total	247.08m <sup>2</sup>
Patio	0.75m <sup>2</sup>
Porch	4.14m <sup>2</sup>
Alfresco	13.32m <sup>2</sup>
Garage	33.85m <sup>2</sup>
Ground Floor	195.02m <sup>2</sup>







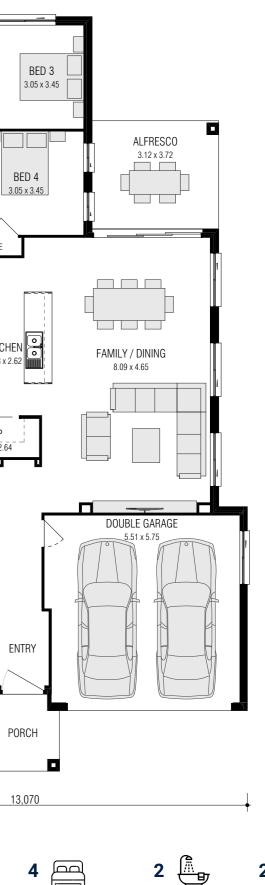
FRONTAGE MIN 14.93m

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### Clovelly 27.2

BED 2 3.34 x 3.29 ACTIVITY 3.07 x 4.49 ROBE STORE BATH 2.42 x 3.32 ₩ # ₩ # 3.63 × 2.62  $\bigcirc$ 21,470 LDRY 1.93 x 4.39 REF . LINEN -wç ٢ WIP 1.14 x 2.64 ENS 1.70 x 3.03 1.78 x 0.9 PRINCIPAL SUITE WIR 3.74 x 3.99 2.94 x 1.30 ENTRY THEATRE 3.75 x 5.25 X

Ground Floor	202.79m <sup>2</sup>
Garage	33.90m <sup>2</sup>
Alfresco	11.83m <sup>2</sup>
Porch	4.14m <sup>2</sup>
Total	252.66m <sup>2</sup>

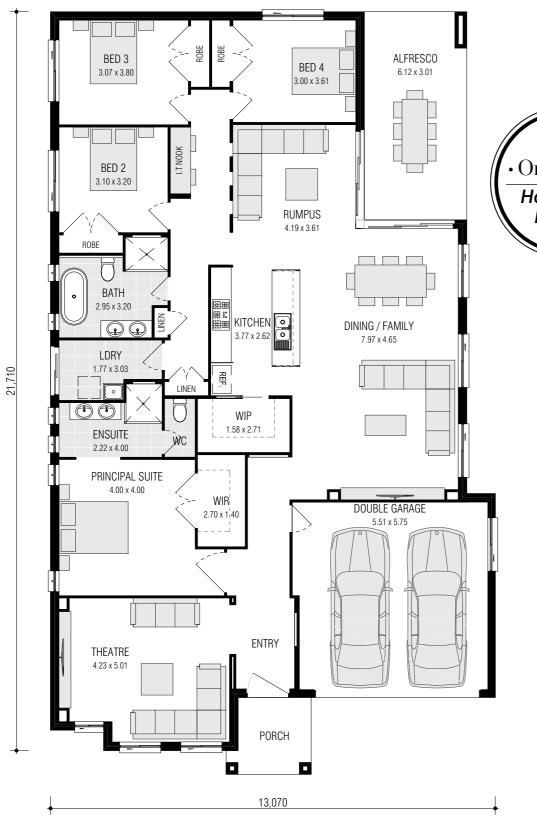




FRONTAGE MIN 14.93m

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# Clovelly 28.4 DISTINCT



Total	264.22m <sup>2</sup>
Porch	5.11m <sup>2</sup>
Alfresco	18.42m <sup>2</sup>
Garage	33.85m <sup>2</sup>
Ground Floor	206.84m <sup>2</sup>

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FRONTAGE MIN 14.93m





Distinct Upgrades

- Freestanding bath to Bathroom
- Shower Niche to each shower (2)
- Niche to Bathroom (above toilet)
- 1500 double bowl vanity to the Bathroom and Ensuite
- Niche to the Entry
- Niche to the Entry / Gallery backing onto WIP
- Feature cut outs (3) to Rumpus Room
- 1200 wide Door to the Principal Suite
- Corner Stacker Door to the Alfresco
- 1200 Front Entry Door







Display Home LOCATIONS

### 1. LEPPINGTON

#### HOMEWORLD LEPPINGTON

67 Berkshire Circuit Leppingtén NSW 2179 PH: 9606 4175 E:emeraldhills@firstyle.com.au ON DISPLAY: Ghatswood, Emerald, Riverside & Keswick

### 2. ORAN PARK

ORAN PARK TOWN 6 Webber Loop Oran Park NSW 2570 PH: 9043 5890 E:oranpark@firstyle.com.au ON DISPLAY: Fitzroy, Montebello, Burntey Duet & Silkwood

#### **3. MARSDEN PARK**

#### HOMEWORLD MARSDEN PARK

27 Ellison Street Marsden Park NSW 2765 PH: 8630 0429 E:marsdenpark@firstyle.com.au ON DISPLAY: Norwood & Montara

• CAMPBELLTOWN

LIVERPOOL

WOLLONGONG

SYDNEY

3-3

PENRITH

MITTAGONG

MEDOW

MAITLAND

#### NEWCASTLE

### 4. BOX HILL

HOMEWORLD BOX HILL 14 Noah Street, Box Hill NSW 2765 PH: 8630 2020 E:boxhill@firstyle.com.au ON DISPLAY: Grantham, Avoca & Clovelly

#### 5. LEPPINGTON

### LEPPINGTON LIVING

37 Moon Street Leppington NSW 2179 PH: 9608 9777 E:leppington@firstyle.com.au ON DISPLAY: Paddington & Belrose

#### 6. WARNERVALE

HOMEWORLD WARNERVALE 44 Virginia Road, Warnervale 2259 PH: 9138 7753 E:warnervale@firstyle.com.au ON DISPLAY: Hamlyn & Warner

#### 7. COBBITTY

WYONG

GOSFORD

C O B B I T T Y 18 Rock Fern Avenue, Cobbity COMING LATE 2023



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