

# BUILD THE BOSTON 40 IN AN UNRIVALLED LOCATION



**The Boston 40 is all about light and openness, offering a bright and airy ambiance that embodies a fresh seaside feeling.**



This striking home features a curved balcony façade, a spacious master with walk-in robe and resort-style ensuite, and light-filled living that flows to a full-length alfresco for effortless indoor-outdoor living.

House size 373m<sup>2</sup>  
To suit lots: 8304, 8311, 8312, 8313, 8314 & 8315  
**House price \$1,520,000.00**

- Three separate living areas with a large media and an upstairs rumpus room
- Downstairs study, which can be converted into a 5th bedroom
- Large master walk in robe and a resort style ensuite

- Standard site costs are included
- Council requirements & preliminaries
- Service connections
- Energy efficiency allowance
- Standard BASIX

Note: To avoid price increase, a deposit is required by July 31 2025 and Construction to commence prior to December 1 2025

**The Waterfront - Lot 8304 Boollwarroo Parade, Shell Cove - Double Storey - Boston 40sq Design**

Item	Total (incl. GST)
Base House "Lifestyle" Inclusions - Boston 40sq	Included
(Incl. Standard Standard site costs & piling, Hebel with paint finish render & Cladding to external walls, Treated timber frame, tiled finish Patio, Alfresco and Balcony, Std range tiled or Hybrid main floors, Carpet to first floor hallway, bedrooms & robes	Included
Double Car Garage	Included
Covered Rear Alfresco	Included
Balcony to front façade	Included
Custom façade allowance - Including - Colorbond low pitch sheet metal roofing- Feature awning windows as marked - Covered Porch with Random patten Stackstone wall cladding on hebel column. - Tiled balcony with toughened glass balustrade and stainless steel Handrail. - Painted render finish to all Hebel external walls - Painted render feature Boxed structure to front façade, including blueboard to the top and bottom of balcony ceiling - Parapet wall above Front elevation. - Timber- look DecoBatten aluminium battens to Balcony.	Included
2.74m high ceilings to ground floor	Included
2.60m high ceilings to first floor	Included
Actron Ducted Air Conditioning system - 19.06kw incl. 2 zones - up to 12 outlets - 2x standard controllers	Included
<u>Additional Site Specific Required Items</u>	
H Class waffle pod Slabs to suit council requirements / site conditions - to be confirmed via geotech soil report	Included
Standard site cost Allowance. Costs to be determined during Tender stage / after contour survey, site assessment, geotech/bore hole test, site plan and final design and applicable site reports have been completed	Included
Allowance for 7-Star Basix requirement upgrades	Included
Allowance for Stormwater requirement upgrades - to be confirmed via Hydraulic design/ assessment and Council approval conditions	Included
Upgrade to Marine Grade materials due to location	Included
<u>Non-Standard Upgrade Items (above Lifestyle Inclusion)</u>	
6.6kw Solar System	Included
2340mm high x 1200mm feature glazed pivot entry door to Front Entry	Included
Open rise timber staircase with glass balustrade	Included
Kitchen upgrade allowance - Includes upgraded benchtops, splashback and feature joinery	Included
Butlers pantry joinery allowance - including benchtop, Polytec base cupboard and overhead joinery, bulkheads to ceiling, single bowl undermount sink, mixer tapware, tiled splashback	Included
Laundry joinery allowance - standard range benchtop, Polytec base cupboard and overhead joinery, drop in laundry tub, mixer tapware and front load washing machine and dryer provisions	Included

Outdoor kitchen / bbq joinery allowance - external range benchtop and joinery, bbq appliance, single bowl sink, mixer tap, plumbing and gas provisions	Included
Premium Appliance upgrade allowance - selections and appliances to be confirmed	Included
Electrical upgrade allowance - selections to be confirmed via electrical consultation appointment	Included
Tiling upgrades allowance - above standard Lifestyle Range Tiling - Client selection appointment required to finalise any required selection upgrades	Included
Coloured concrete Driveway - incl. up to 60m2 coloured concrete driveway, path to entry patio from driveway and council crossover, council fees, excavation. Note: excludes layback, edge beams, saw cutting, hot mix bitumen or kerb and gutter repair	Included
Landscaping Allowance - includes gardens, planting, mulch, brick edging, turf, 1.8m high fencing and gates	Included
In-Ground Swimming Pool allowance :- Including - Pool excavation and pool shell - Electrical connection, subject to pump location. - Plumbing provision - Pool protection during house construction. - Pool coping tile and surround with Lifestyle range external floor tiles on top.	Included

**Total House Price Package****\$3,750,000.00**Notes / Exclusions:

- Standard run of service connections allowed only
- Includes removal of 3x standard loads (36 tonne) of spoil during construction unless noted additionally
- Excludes excavation or removal of rock
- Site Costs/allowance subject to contour survey and site reports upon land registration (if applicable)
- Excludes tree removal
- No allowance for B.O.S. and subject to Sydney Water approval
- All pricing subject to site inspection reports, assessment and authority approvals

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**What are the next steps?**

- Are you pre-approved for finance?
- Do you have a Solicitor available to review contracts?
- Have you seen the proposed site and lot?
- Did you review the floor plan, site plan, inclusions and pricing?

If you're ready to book an appointment with our sales team to secure your house and land package, please call us on **1300 30 11 38**.