



OAK RIDGE

NARRE WARREN NORTH



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Neilson Partners

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LOT 4
800m²

Complete Luxury
from

\$ 1,567,888*

*price includes developer 25k rebate for a limited time.



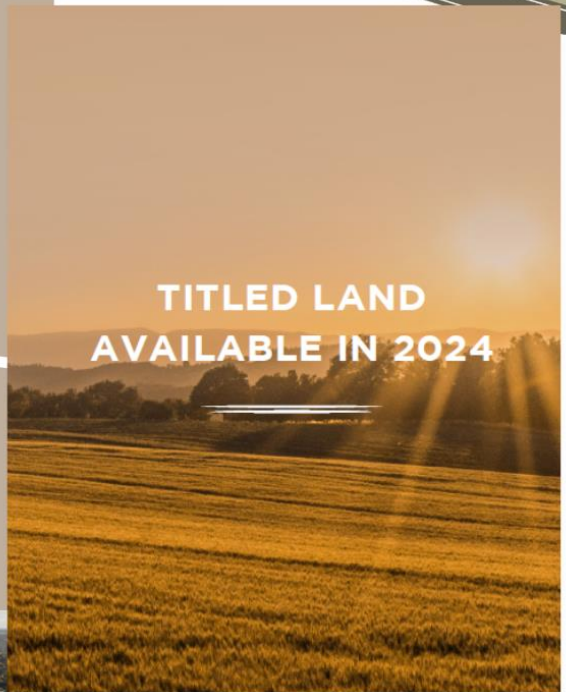
Elevated & Exclusive

Elevated views over the township of Narre Warren North, one of the last opportunities to build on a new allotment. Escape and breathe in the country air, with Lysterfield Lake National Park 3 minutes way.

Intelligent design configuration allows the element of privacy with secure rear access that opens up the views over the valley.

Conveniently located within walking distance of childcare, shops, cafe and parks. For those who work and play in the City, Melbourne CBD is an easy 35 minute commute by car.

Close to everything & quiet..





Design Matters

Grace Hill Projects has proudly partnered with some of the best outfits in the industry, aligning with similar design & construction values that meet specific market requirements for each project.

The “Design Crew” at Semore Homes have come up with an absolute beauty to take full advantage of this prime position. Custom-designed for North Solar Light. This single level follows the contours of the land culminating in a private courtyard with an emphasis on the connection between the external and internal.

This home has everything you have dreamed about with over 43 Squares, a Z entry, 4 large bedrooms, 3 separate living rooms, a Zen garden, a home office, mother of all walk-in robes, a butlers pantry and 3 car garage. The team have also left an area for your pool and spa opening up from your outdoor kitchen/ living area.

The plan can be changed and mixed within the envelope and we can change the style of interiors and external facades from Contemporary Modern to Australian Farmhouse/ Hampton Styling. Double Stories and Full Custom are also available.



FLOOR AREAS		
GROUND FLOOR:	324.00 m ²	34.88 sq
FIRST FLOOR:	0.00 m ²	0.00 sq
FIRST FL. VOIDS:	0.00 m ²	0.00 sq
OUTDOOR LIVING:	28.57 m ²	3.08 sq
GARAGE:	59.14 m ²	6.37 sq
PORCH:	9.33 m ²	1.00 sq
TOTAL:	421.04 m²	45.32 SQ

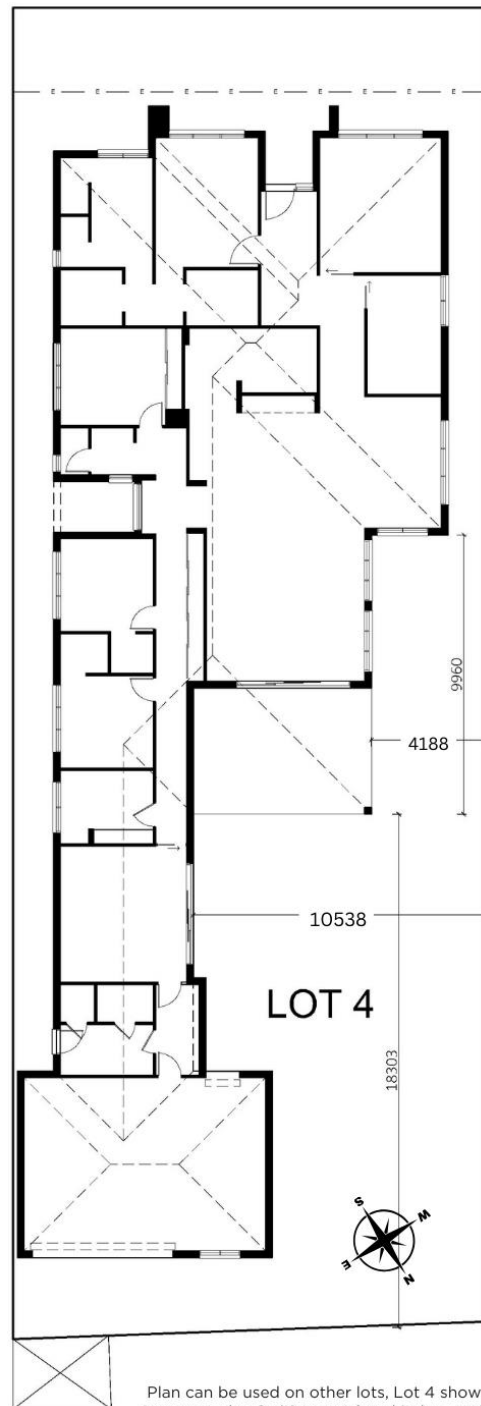


Privacy Setting

The beauty of a rear loaded home is “privacy” and the ability to access your home through the back garage with a secure private courtyard.

The house has been designed to bring the outside in with a generous 10.5m by 18.3m* backyard with room in the garage for all your tools and toys, you can spend the weekend enjoying the space with a low-maintenance garden. Kick back by the pool* or kick a ball while watching the game and cooking up a feast in your outdoor kitchen*.

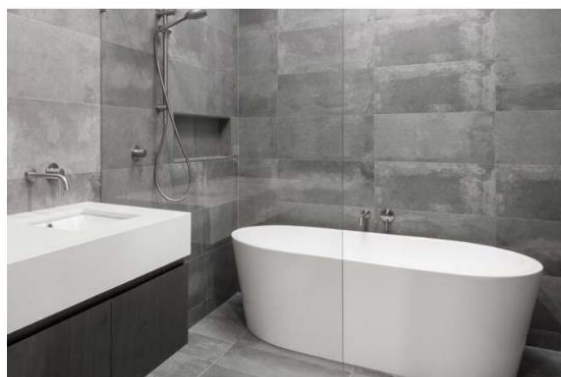
The setting allows for maximum use of solar access so that you can get morning sun with your breakfast and the light of the afternoon in your backyard.



Plan can be used on other lots, Lot 4 shown sited.
*concept plan & siting, outdoor kitchen and pool not included in base price. Backyard is approx. 10.5m by 18.3m excluding garage extension. Shown upgraded facade included.



Get more Inclusion's



The only way to describe this is “display specification” from full height tiles to ensuite, fitted out pantry, upgraded taps, luxury appliance's , Luxury flooring options, and high ceiling throughout, please ask us for a full list of pictured inclusions from the “Semore Sprint Range. “

Property Features:

- 4 Bedrooms
- 3 Bathrooms
- Kitchen with Butlers & WIP
- Zen garden
- 3 Living Room & Office
- Laundry Room with walk storage
- Outdoor Living
- 3 Car Garage with storage



Build with Confidence

Semore
homes



PHILOSOPHY

Our philosophy revolves around three core principles: innovation, quality, and personalisation. We believe that every home we build should reflect its owner's unique aspirations and lifestyle. Our unwavering dedication to these principles has earned us a reputation as a premier builder dedicated to bringing visionary concepts to life.

THE SEMORE DIFFERENCE

What sets Semore Homes apart is our ability to provide comprehensive solutions tailored to each client's needs. Our team of experienced architects, designers, craftsmen, and project managers work cohesively to ensure a seamless journey from concept to completion. We pride ourselves on our problem-solving skills, finding creative solutions to challenges during construction, design, and project management.



Who's on your team.



Built Form:

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At Grace Hill Projects, we believe that every dream deserves a place to call home. Our commitment to excellence, innovation, and quality shines through in every project we undertake. Discover a world where thoughtful design meets affordability, where your aspirations and our expertise come together to create the perfect living spaces.

Collaboration for Excellence: Our builder partners are the heart of our success. We've forged relationships with some of the most respected names in the industry, ensuring that your dream home is built by experts who share our commitment to excellence.



Neilson Partners

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First National Real Estate Neilson Partners, a name synonymous with real estate success in Berwick, Narre Warren, Pakenham and surrounding suburbs.

Our long-standing reputation spanning 106 years as a local real estate agent specialising in residential and commercial house and property sales and rentals has been built on customer service, integrity, and exceptional results for our clients.



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Disclaimer: Prices may vary and valid till 29th February 2024, Images show potential upgrades for a full list of inclusions please contact agent.