

HOUSE & LAND PACKAGE

\$756,000



Lot 6084 Emerald Hills Estate, LEPPINGTON



4



2



2

Lot Size 365.5m²

Location & Lifestyle

Located within the heart of an expanding South West Growth Centre, Emerald Hills is easily accessible by road and public transport. The beautiful Camden lakeside Golf Club is right next door. Surrounded by plenty of natural space, you'll immediately fall in love with this special location. Emerald Hills offers you and your family everything you need for a convenient, comfortable and healthy lifestyle. Located just 5 minutes to the new Leppington Railway Station on the South West Rail Link. Local buses and cycle ways make for a relaxed and easy commute. There is easy access to the M5 along Raby Road connecting you to the city and key employment precincts. A thriving metropolis with an abundance of public and private schools, day care facilities, tertiary and technical institutions and medical facilities, you will love living at Emerald Hills.

Home Design

Grace 21 Majestic Facade

The newest addition to the Rawson family, the Grace offers a contemporary style, an open plan design and plenty of space to entertain guests and spend quality time with the family.

Fixed Price Package Inclusions

- Quality Lifestyle Key Inclusions
- Fixed Price Site Costs and piling to slab
- BASIX requirements including rainwater tank
- Down Light Package to ground floor living areas, Oyster Lights to bedrooms/first floor
- 14KW fully Ducted Air Conditioning system with two zones
- Remote Control Garage Opener
- Westinghouse 900mm Stainless Steel Appliances
- 20mm Caesarstone Kitchen Benchtop
- Floor Tiling to Alfresco & Patio
- Timber laminate Flooring to entire Ground floor, Carpet to remainder of dwelling
- Extensive range of External Colour schemes

For further information,
please contact **Melina Sormi** on **0416 060 659** or
email **melina.sormi@rawson.com.au**





This site plan is for illustrative purposes only – not to scale.

Lot 6084 Emerald Hills Estate, LEPPINGTON

Lot size 365.5m²

Ground Floor	146.52m ²	Porch	1.54m ²
First Floor	0.0m ²	Alfresco	19.0m ²
Garage	33.02m ²	Total	200.08m ² / 21.54Squares

Disclaimer: Fixed for all lots with up to 1m fall across the site. Real Price Packages are subject to availability, developers design review panel, bushfire requirements & statutory approval. One Real Price to be determined upon tender requests for individual lots and may vary due to site conditions and statutory authority requirements. Whilst every effort is made to provide accurate information images are for illustrative purposes and intended to provide a visual guide only. Refer to individual contracts for final details. Details are correct at time of printing and subject to change without notice or obligation. Printed 03/04/2018
Builders Lic No. NSW 33493C. ACT 19936252B. ABN 67 053 733 841.

this is Real Living

rawsonhomes.com.au