

HOUSE & LAND PACKAGE

\$779,400



Lot 203 80 Croatia Ave, EDMONDSON PARK



4



2.5



2

Lot Size 303.5m²

Location & Lifestyle

Situated in Sydney's booming south-west, at 80 Croatia Avenue, EDMONDSON PARK is a vibrant and growing new community.

Perfectly located within walking distance of the EDMONDSON PARK train station, Town Centre including shops, offices, medical centre, restaurants, café's and entertainment quarter. Everything you need is right at your fingertips, including established public and private schools, parklands, and close to Sydney's 2nd Airport at Badgerys Creek.

Home Design

Belford 20 Vogue Facade

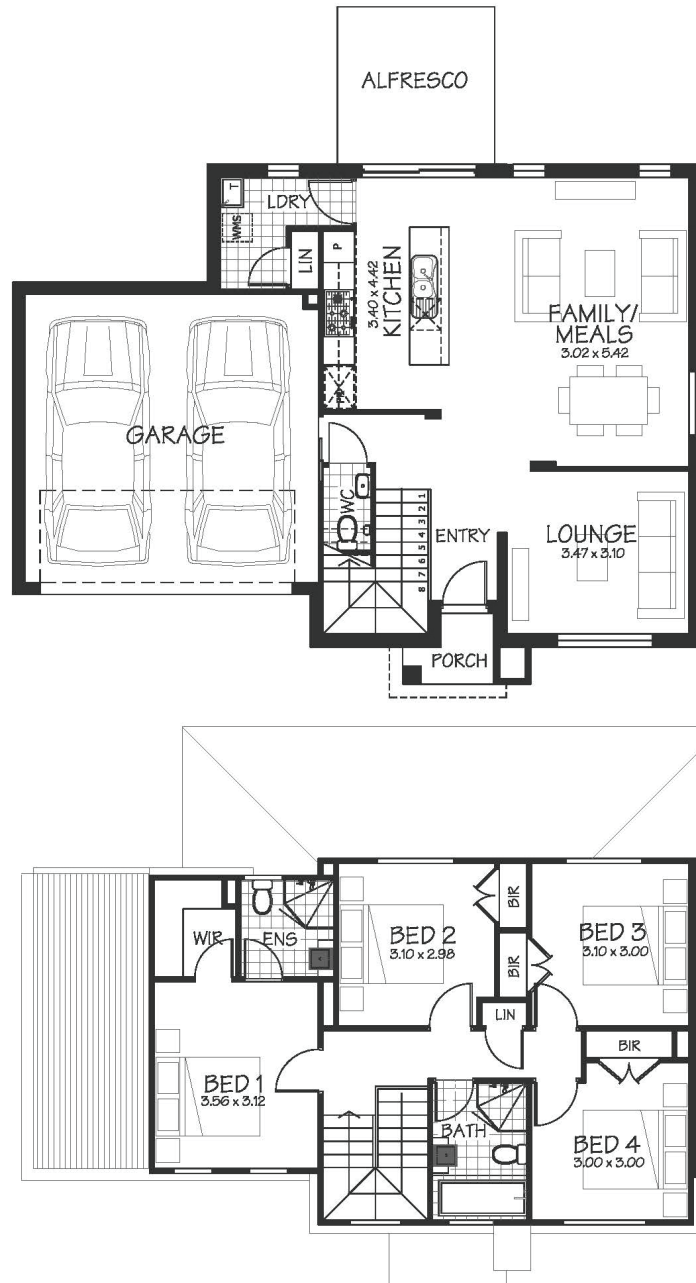
This home brings spacious open plan living to a corner lot for which most designs are not well suited. Without compromising on living space or internal flow, this smart four-bedroom house allows plenty of room for entertaining and outdoor activity.

Fixed Price Package Inclusions

- Fixed price sites costs
- 2600mm high ceiling to ground floor
- 20mm Caesarstone benchtop to kitchen, bathroom, ensuite & powder room
- 14 KW Daikin ducted air conditioning with two zones
- 900mm Westinghouse stainless steel appliances
- Westinghouse built in dishwasher & microwave in stainless steel finish
- Timber laminate flooring to living, dining, kitchen and entry hallway; carpets to remainder
- Down light package to ground floor living area, oyster lights throughout
- Tiling to alfresco & patio
- B&D Colorbond panelift door with remote control operation
- BASIX requirements including rainwater tank
- Driveway and front path
- Studio appointments for internal colours, tiling and electrical

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.

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Lot size 303.5m²

Ground Floor	91.55m ²	Porch	1.95m ²
First Floor	81.5m ²	Alfresco	8.61m ²
Garage	19.91m ²	Total	186.8m ² / 20.11Squares

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 08/04/2018

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