



HOUSE & LAND PACKAGE

\$786,100

Lot 35 Alex Avenue, Schofields, SCHOFIELDS



4



2.5



1

Lot Size 253.5m²

Location & Lifestyle

Village atmosphere with suburban charm. With direct access to the city via road or rail, Alex Avenue Schofields is fast becoming the first choice for purchasers thanks to its convenient positioning between two of Sydney's most popular growth regions, Rouse Hill and Marsden Park.

Home Design

Ellerston 22 MKI SP Elite SP Facade

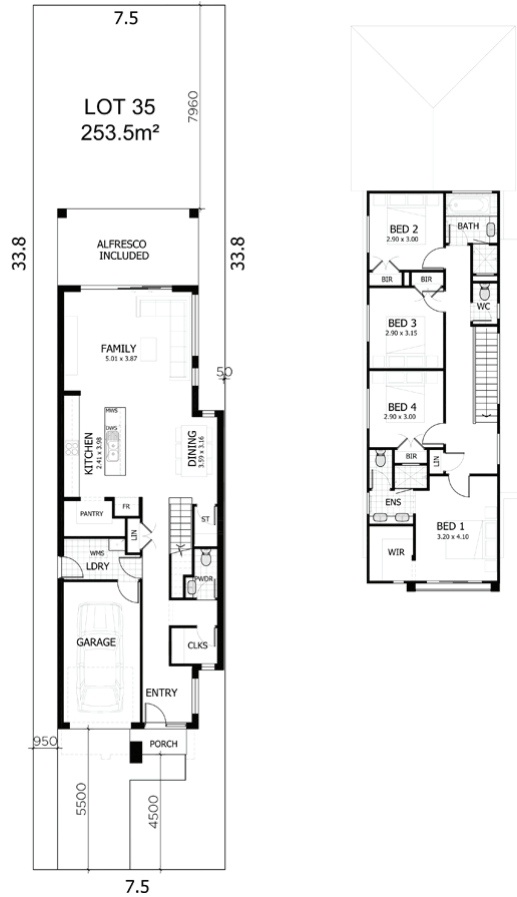
Dreaming of a home that can be easily adapted to suit your needs. With two first floor options that include a fourth bedroom or additional upstairs media room, this home makes a statement. Catering to the narrow block market and suitable for a 7.5 metre wide block this home is just what you are looking for.

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
- Landscape package includes turf to front and rear yard, pebbles to side, garden bed tree, timber fencing, clothesline and letterbox

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 35 Alex Avenue, Schofields, SCHOFIELDS

Lot size 253.5m²

Ground Floor	87.01m ²	Porch	2.36m ²
First Floor	83.51m ²	Alfresco	16.53m ²
Garage	18.57m ²	Total	207.98m ² / 22.39Squares

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 17/09/2018

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