



HOUSE & LAND PACKAGE

**\$823,500**



## Lot 6027 Emerald Hills Estate, LEPPINGTON



4



2.5



2

**Lot Size** 375m<sup>2</sup>

### 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

#### Huntley 27 Elite Facade

Are you aspiring to be a gourmet chef, love to entertain or catering to a crowd everyday? Finally a design created to tick all the boxes for a family's everyday needs and wants. It's true, big spaces does equal bliss for all.

### Fixed Price Package Inclusions

For further information,  
please contact **Melina Sormi** on **0416 060 659** or  
email **[melina.sormi@rawson.com.au](mailto:melina.sormi@rawson.com.au)**





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

## Lot 6027 Emerald Hills Estate, LEPPINGTON

**Lot size 375m<sup>2</sup>**

<b>Ground Floor</b>	99.76m <sup>2</sup>	<b>Porch</b>	2.67m <sup>2</sup>
<b>First Floor</b>	102.67m <sup>2</sup>	<b>Alfresco</b>	11.22m <sup>2</sup>
<b>Garage</b>	32.69m <sup>2</sup>	<b>Total</b>	249.01m <sup>2</sup> /26.8Squares

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 26/08/2018

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