



HOUSE & LAND PACKAGE

**\$836,500**



## Lot 5356 Elara Estate, MARSDEN PARK



2.5



2

Lot Size 421.5m<sup>2</sup>

### Location & Lifestyle

Just minutes from the booming Marsden Park precinct, Elara is a true suburb of the future with concrete plans in place for a community centre, primary and secondary schools, a retail centre and playing fields. This is all in addition to existing infrastructure that makes this north-west region of Sydney so popular with families. Excellent transport options means a relaxing weekend in the Blue Mountains or an exciting night out in the city are all just a short drive away.

### Home Design

#### Benham 21 Classic Facade

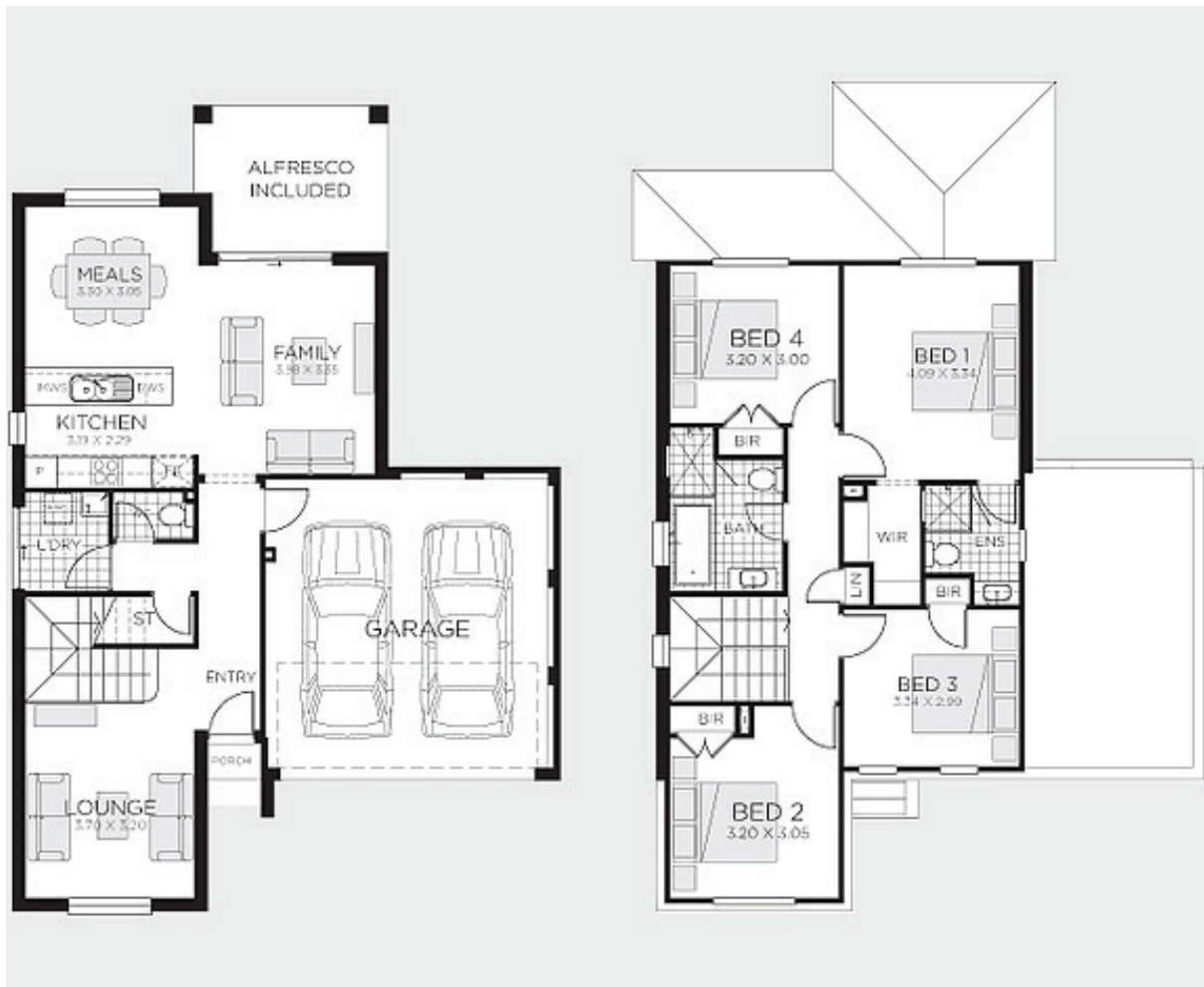
The Benham combines sublime contours and architectural lines into a fusion that is worthy of celebration. At first glance this home will intrigue and delight as it reveals its dominant open living areas and spacious bedrooms ready for seclusion or fun filled entertaining.

### Fixed Price Package Inclusions

- Fixed price sites costs
- 20mm Caesarstone benchtop to kitchen
- 14 KW Daikin ducted air conditioning with two zones
- Westinghouse stainless steel appliances
- Timber laminate flooring to living, dining, kitchen and entry hallway; carpets to remainder
- Floor tiling to alfresco & patio
- B&D Colorbond panelift door with remote control operation
- BASIX requirements including rainwater tank
- Driveway and front path

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 5356 Elara Estate, MARSDEN PARK

**Lot size 421.5m<sup>2</sup>**

<b>Ground Floor</b>	71.23m <sup>2</sup>	<b>Porch</b>	0.71m <sup>2</sup>
<b>First Floor</b>	79.06m <sup>2</sup>	<b>Alfresco</b>	9.96m <sup>2</sup>
<b>Garage</b>	32.9m <sup>2</sup>	<b>Total</b>	193.92m <sup>2</sup> / 20.87Squares

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 11/10/2018

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