



HOUSE & LAND PACKAGE

\$848,800



Lot 5354 Elara Estate, MARSDEN PARK



4



2.5



2

Lot Size 435.5m²

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

Fernside 27 Classic Facade

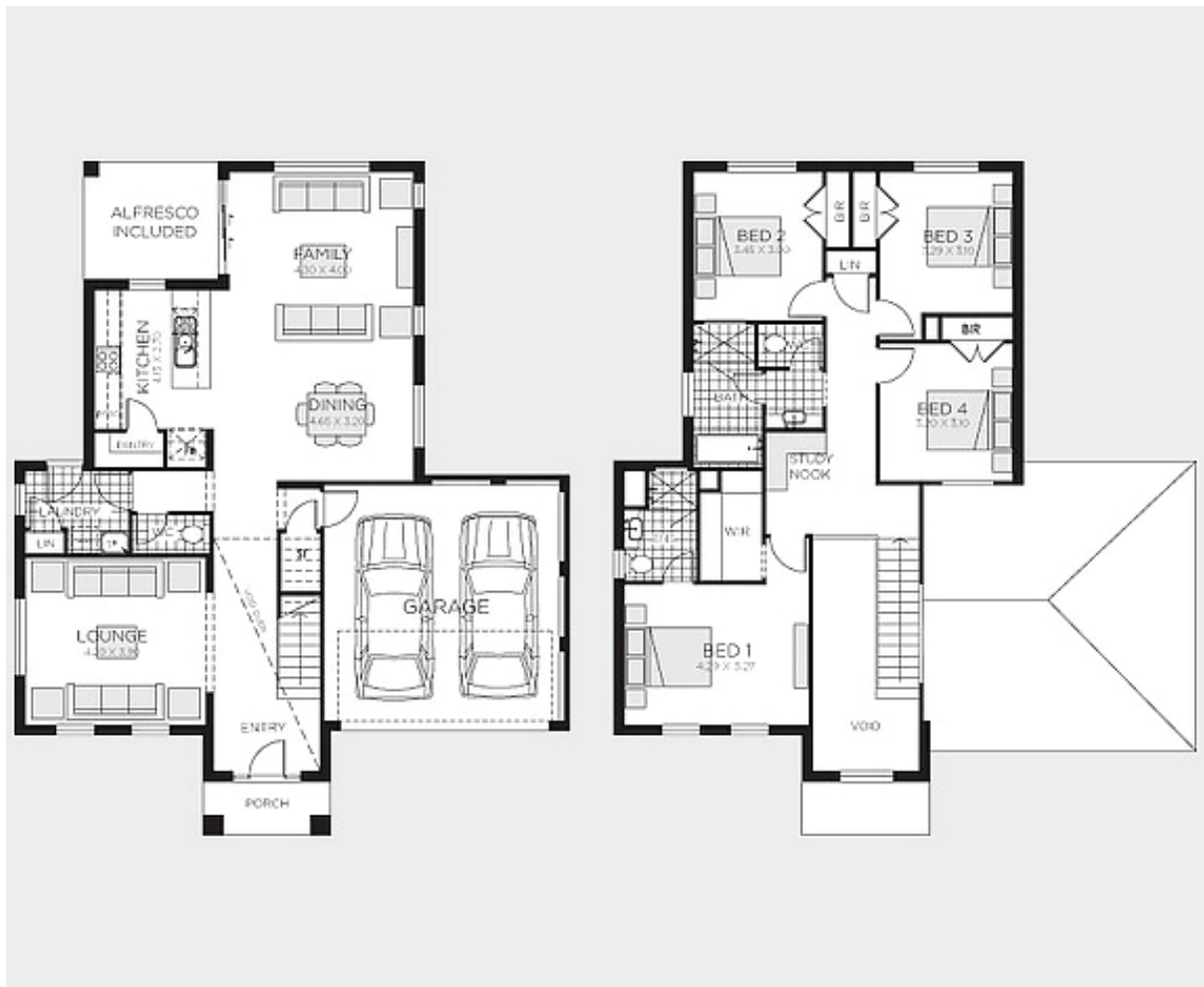
If variety is the spice of life, then the Fernside caters definitely on the decadent side. This is a home of mixed use spaces, providing ample room in all of the private zones for you to relax in whilst also ensuring the entertaining moments you've always dreamed of are fulfilled. Perfect for the growing family.

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**





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

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Lot size 435.5m²

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|---------------------|---------------------|-----------------|-------------------------------------|
| Ground Floor | 97.45m ² | Porch | 3.72m ² |
| First Floor | 106.0m ² | Alfresco | 8.6m ² |
| Garage | 33.45m ² | Total | 249.22m ² / 26.83Squares |

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

Builders Lic No. NSW 33493C. ACT 19936252B. ABN 67 053 733 841.

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