



HOUSE & LAND PACKAGE

**\$831,400**



## Lot 5380 Elara Estate, MARSDEN PARK



4



2.5



2

**Lot Size** 420m<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

#### Kempsey 24 Classic Facade

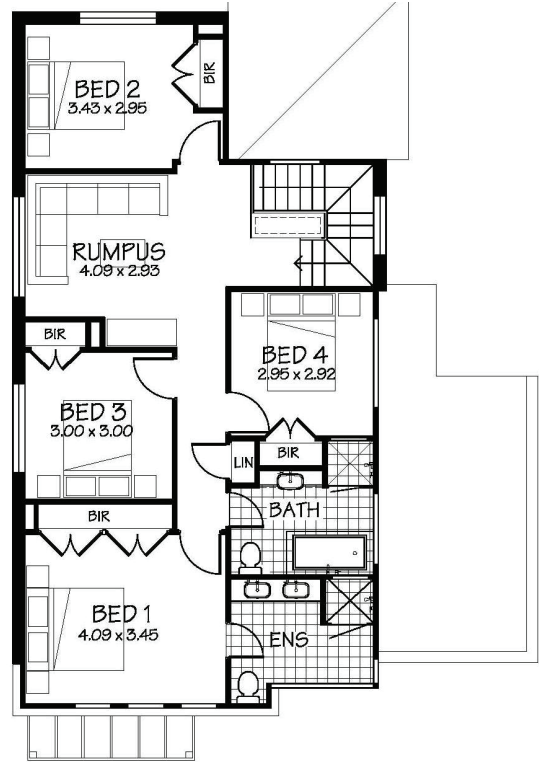
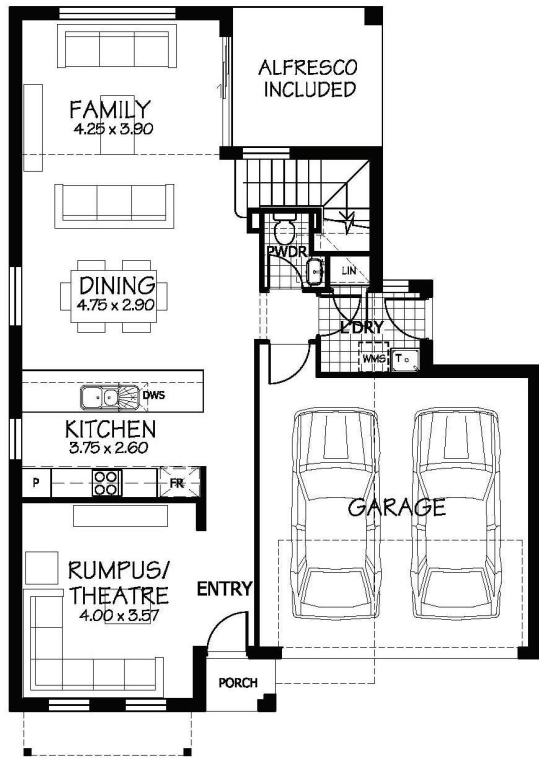
This design has been created to provide a home big on space even when located on a 'not so big' block. It also provides some very nice options when it comes to living and well being, take upstairs for example whether you want a hotel style master suite or need to include a 4th bedroom, this flexible design will be a perfect fit.

### 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 5380 Elara Estate, MARSDEN PARK

**Lot size 420m<sup>2</sup>**

<b>Ground Floor</b>	83.36m <sup>2</sup>	<b>Porch</b>	1.52m <sup>2</sup>
<b>First Floor</b>	97.72m <sup>2</sup>	<b>Alfresco</b>	8.72m <sup>2</sup>
<b>Garage</b>	33.01m <sup>2</sup>	<b>Total</b>	224.33m <sup>2</sup> / 24.15Squares

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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