

HOUSE & LAND PACKAGE

**\$787,000**



## Lot 240 Aspect, AUSTRAL



4



2



2

**Lot Size** 341.9m<sup>2</sup>

### Location & Lifestyle

Discover a vibrant community at the heart of Sydney's South West growth corridor. This well-connected neighbourhood is the ideal place to discover a greener outlook and a brand new perspective. With the new Leppington Station already open, significant infrastructure planned for the coming years will see the local area benefit from a major civic centre, expansive parks and recreation areas, a range of new schools, health centres and the development of commercial and residential land. Set within the lush, green neighbourhood of Austral, Aspect holds the vision of a dynamic urban future.

### Home Design

Davenport 23 Regal DG Facade

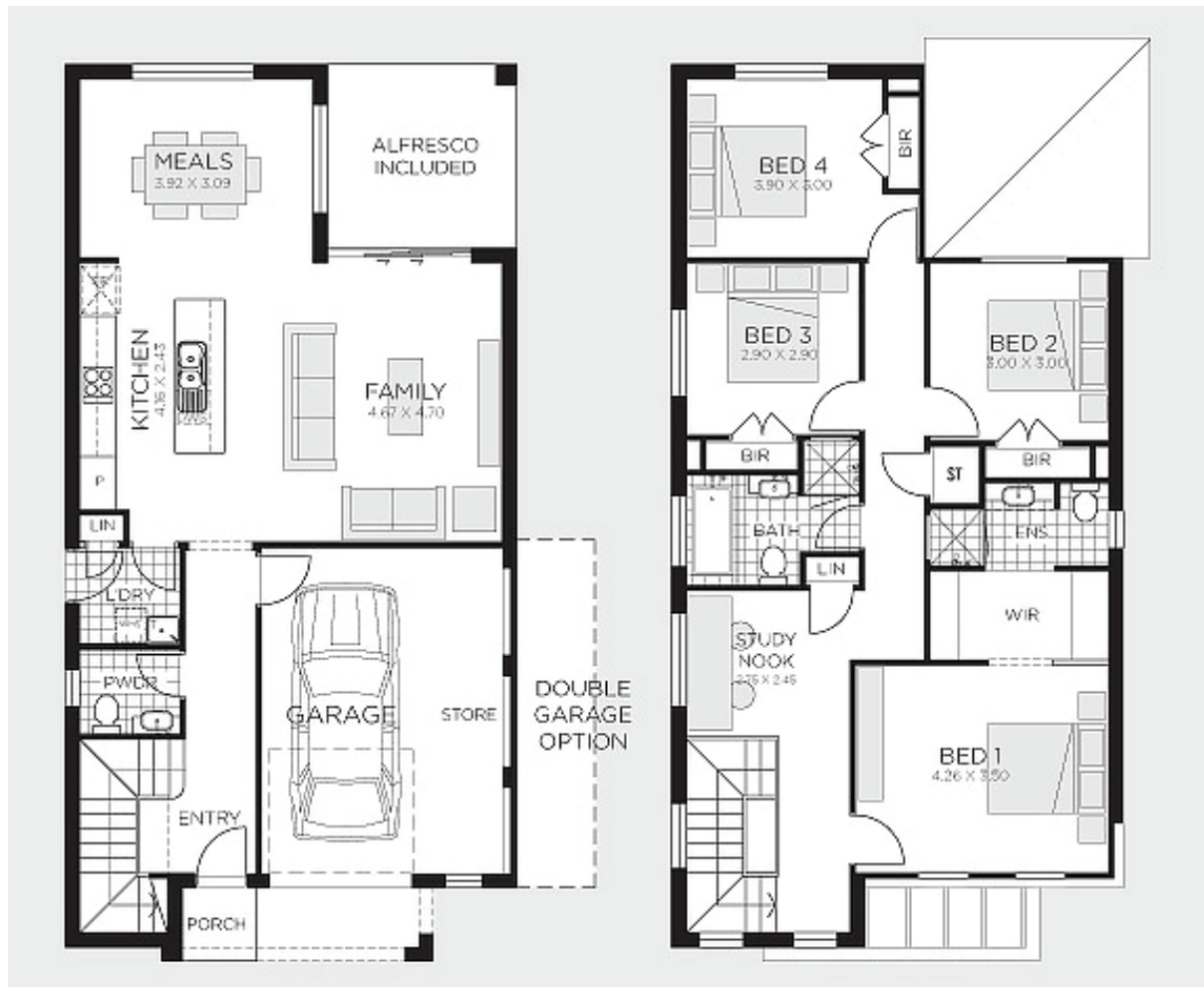
This design creates a world of space and light in its open plan living area, migrate upstairs to the masterful retreat and find a haven for every member of the family. Good design does make a difference.

### 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
- 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](mailto:melina.sormi@rawson.com.au)**





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

## Lot 240 Aspect, AUSTRAL

**Lot size 341.9m<sup>2</sup>**

<b>Ground Floor</b>	72.95m <sup>2</sup>	<b>Porch</b>	1.54m <sup>2</sup>
<b>First Floor</b>	98.76m <sup>2</sup>	<b>Alfresco</b>	9.82m <sup>2</sup>
<b>Garage</b>	24.6m <sup>2</sup>	<b>Total</b>	215.37m <sup>2</sup> /23.18Squares

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 29/11/2018

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