

HOUSE & LAND PACKAGE

**\$745,200**



## Lot 143 Orchid Lane, LEPPINGTON



3



2.5



1

**Lot Size 315m<sup>2</sup>**

### Location & Lifestyle

Orchid Lane by Rawson Communities invites you to become part of a vibrant new community at the heart of Sydney's South-West growth corridor. Positioned in the heart of East Leppington, this blossoming community is the ideal place to create your home in a region designed for the future. Building on proven experience and a commitment to quality and value, Rawson Communities are proud to offer you the opportunity to secure your new home in a flourishing, modern Australian suburb.

### Home Design

#### Mayfield II 19 Regal Facade

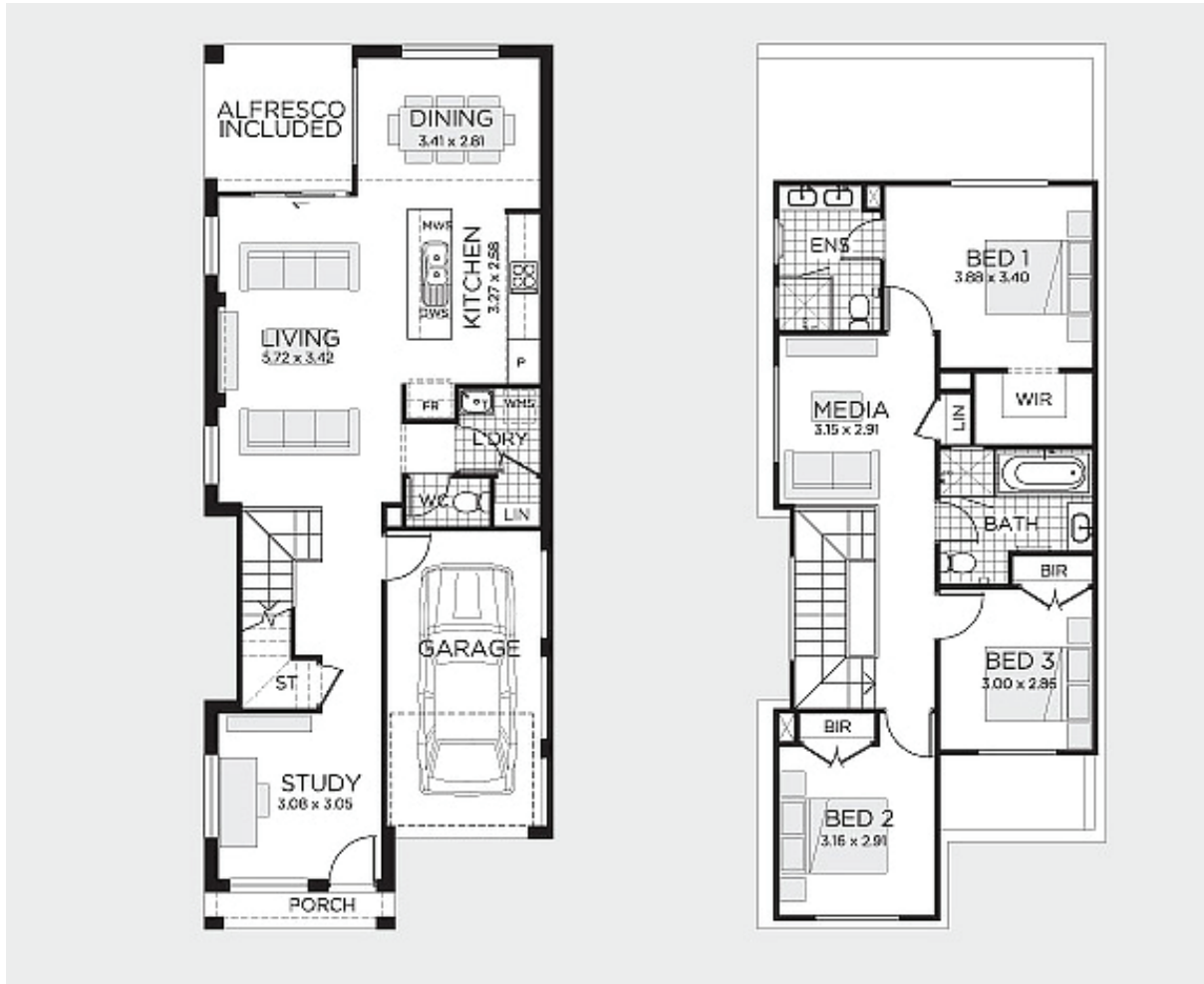
A modern home with its cleverly designed space that is the perfect complement to a 7.5 metre wide block. From a welcoming porch, it retains a practical feel with an office or study at the front of the home. The kitchen, living, dining and entertaining areas are well integrated at the rear to capture light and create an easy indoor-outdoor feel.

### 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.

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**Lot size 315m<sup>2</sup>**

<b>Ground Floor</b>	72.4m <sup>2</sup>	<b>Porch</b>	2.45m <sup>2</sup>
<b>First Floor</b>	78.84m <sup>2</sup>	<b>Alfresco</b>	7.53m <sup>2</sup>
<b>Garage</b>	17.82m <sup>2</sup>	<b>Total</b>	179.04m <sup>2</sup> / 19.27Squares

*this is Real Living*

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