



## Lot 6 Sumo Enclave , LEPPINGTON



4



2



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**Lot Size** 306m<sup>2</sup>

### Location & Lifestyle

Idyllic family-living in the booming South West growth corridor, SUMO Enclave in Leppington is the perfect place to live, work and play. With many major infrastructure projects either currently underway or in the planning stages, residents will benefit directly from multi-billion dollar investment taking place in the immediate local area. Be part of this thriving metropolis only four minutes to the Leppington train station, with abundance of surrounding schools, shopping and lifestyle options.

### Home Design

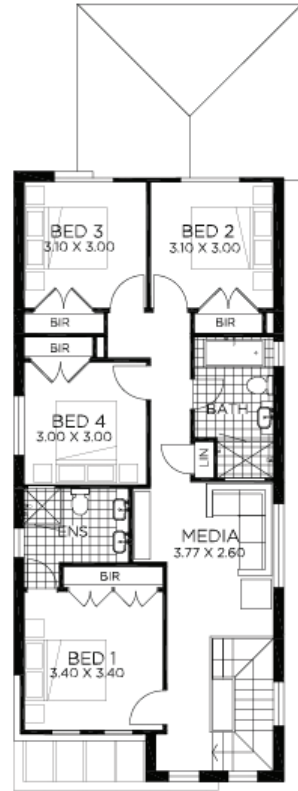
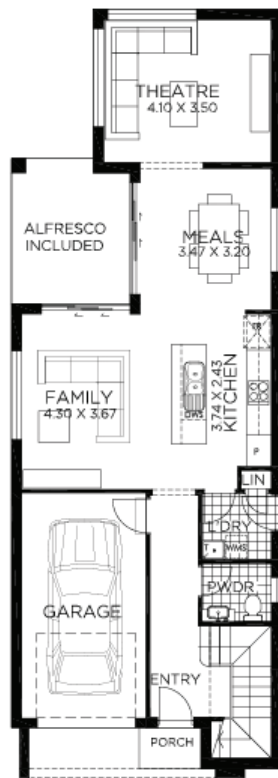
Davenport 24 SG LHG Classic SG Facade

This design creates a world of space and light in it's 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 timber fencing, turf to front yard & rendered finish letterbox
- Extensive range of external & internal colour schemes

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 306m<sup>2</sup>**

<b>Ground Floor</b>	81.7m <sup>2</sup>	<b>Porch</b>	1.5m <sup>2</sup>
<b>First Floor</b>	99.09m <sup>2</sup>	<b>Alfresco</b>	9.98m <sup>2</sup>
<b>Garage</b>	18.94m <sup>2</sup>	<b>Total</b>	211.21m <sup>2</sup> /22.74Squares

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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