

HOUSE & LAND PACKAGE

**\$756,300**



## Lot 143 Orchid Lane, LEPPINGTON



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**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

#### Benham 21 SG Vogue SP Facade

The Benham combines sublime contours and architectural lines into a fusion that is worthy of celebration. At first glance this home will intrigue and delight as it reveals its dominant open living areas and spacious bedrooms ready for seclusion or fun filled entertaining.

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

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<b>Ground Floor</b>	71.03m <sup>2</sup>	<b>Porch</b>	0.71m <sup>2</sup>
<b>First Floor</b>	79.06m <sup>2</sup>	<b>Alfresco</b>	9.96m <sup>2</sup>
<b>Garage</b>	18.72m <sup>2</sup>	<b>Total</b>	179.48m <sup>2</sup> / 19.32Squares

*this is Real Living*

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