



HOUSE & LAND PACKAGE

\$793,700



Lot 1 Sumo Enclave , LEPPINGTON



4



2



1

Lot Size 348m²

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

Mayfield II 21 Classic Facade

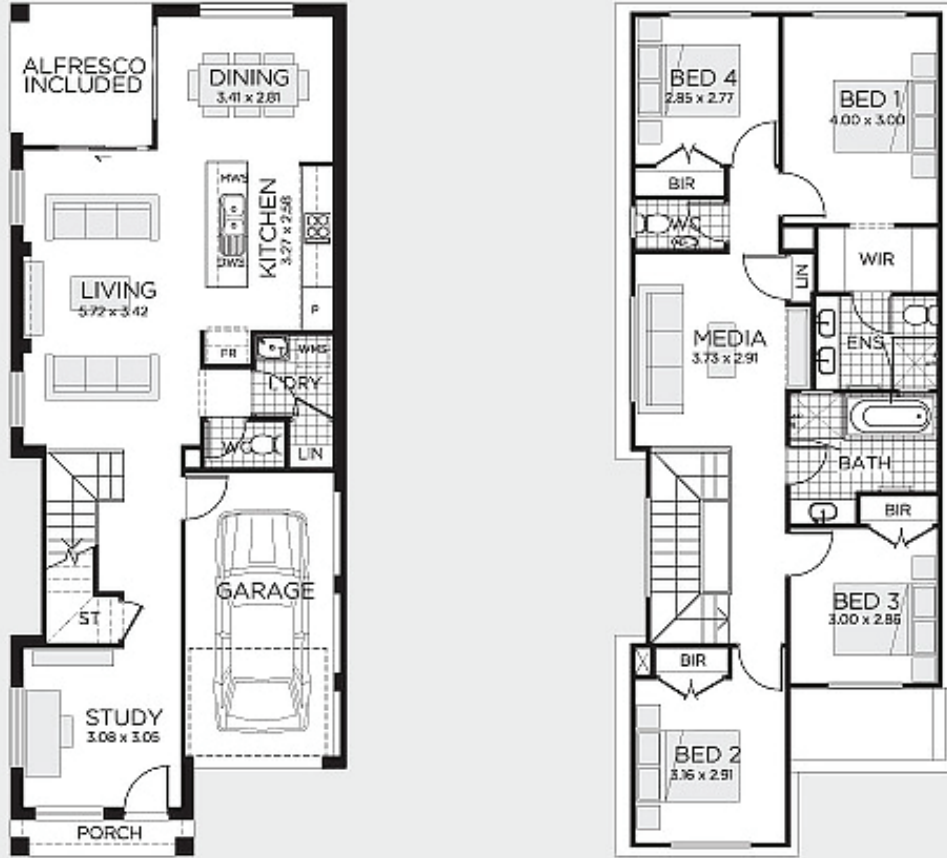
A modern home with its cleverly designed space that is the perfect complement to a 7.5 metre wide block. From a welcoming porch, it retains a practical feel with an office or study at the front of the home. The kitchen, living, dining and entertaining areas are well integrated at the rear to capture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





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

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Lot size 348m²

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|--------------|---------|----------|-------------------------|
| Ground Floor | 72.4m² | Porch | 2.45m² |
| First Floor | 95.35m² | Alfresco | 7.53m² |
| Garage | 17.82m² | Total | 195.55m² / 21.05Squares |

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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