

HOUSE & LAND PACKAGE

**\$1,002,600**



## Lot 2055 Albert Park Estate, BOX HILL



4



2



2

**Lot Size 428m<sup>2</sup>**

### Location & Lifestyle

LIMITED TIME OFFER!!! RECEIVE \$10K REBATE ON LAND AND \$15K WORTH OF VALUE ON UPGRADES FOR ONLY \$1,990.

Albert Park at Box Hill is a superbly-set opportunity for families and investors alike to build their futures. The bustling North West suburb of Box Hill provides an opportunity to enjoy the best of both worlds- a community focused family oasis that is within easy reach of a cosmopolitan lifestyle.

- Few minutes to Box Hill Town Centre & Rouse Hill
- Short drive to Vineyard Train Station
- Close to Parklands and proposed retails areas
- North West Rail Link (due to be completed 2019) to provide fast access to Chatswood, Macquarie Park and beyond
- 3 primary schools and 1 high school soon to be built in Box Hill

### Home Design

#### Benham 24 MKII Classic Facade

Narrow Block? Here is the home for you  
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.

Benham 21, 24 & 29sq designs are Narrow Block Compatible.

For further information,  
please contact **Melina Sormi** on **0416 060 659** or  
email **[melina.sormi@rawson.com.au](mailto:melina.sormi@rawson.com.au)**

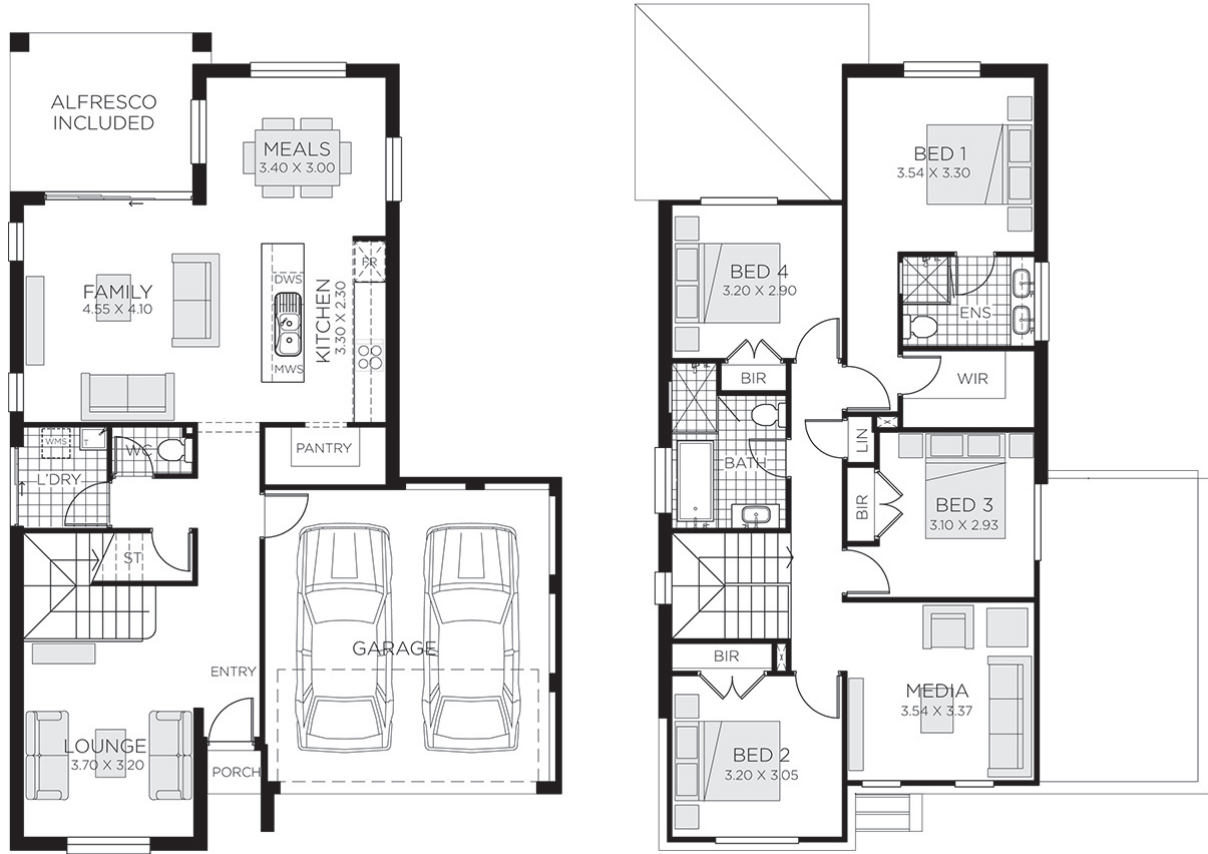
### Fixed Price Package Inclusions

- Fixed price sites costs
- 2600mm high ceiling to ground floor
- 20mm Caesarstone benchtop to kitchen, bathroom, ensuite & powder room
- 14 KW Daikin ducted air conditioning with two zones
- 900mm Westinghouse stainless steel appliances
- Westinghouse built in dishwasher & microwave in stainless steel finish
- Timber laminate flooring to living, dining, kitchen and entry hallway; carpets to remainder
- Down light package to ground floor living area, oyster lights throughout
- 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



**RAWSON  
HOMES**  
— EST 1978 —





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

## Lot 2055 Albert Park Estate, BOX HILL

**Lot size 428m<sup>2</sup>**

<b>Ground Floor</b>	81.52m <sup>2</sup>	<b>Porch</b>	0.83m <sup>2</sup>
<b>First Floor</b>	96.65m <sup>2</sup>	<b>Alfresco</b>	10.55m <sup>2</sup>
<b>Garage</b>	33.02m <sup>2</sup>	<b>Total</b>	221.57m <sup>2</sup> / 23.85Squares

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 08/12/2018

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