



**UNWRAP
YOUR WAY TO
\$15K**
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HOUSE & LAND PACKAGE
\$920,400

Lot 213 Eden Garden Estate, BOX HILL

 4  2.5  1 | **Lot Size 389.87m²**

Location & Lifestyle

Located in the most sought after area in the Hills Shire, Eden Garden in Box Hill provides a balanced lifestyle with both vibrant community centres and natural surroundings.

- Few minutes to Box Hill Town Centre & Rouse Hill
- Short drive to Vineyard Train Station
- 58 hectares of parklands in the new pedestrian walkways and cycle lane
- 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

Tamar MKI Classic Facade

A sensational design that has been artfully crafted to create a sumptuous home that is the perfect complement to an upward sloping block. 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



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

Lot 213 Eden Garden Estate, BOX HILL

Lot size 389.87m²

Ground Floor	124.46m ²	Porch	2.04m ²
First Floor	31.86m ²	Alfresco	16.23m ²
Garage	19.23m ²	Total	193.82m ² / 20.86Squares

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 10/12/2018

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