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HOUSE & LAND PACKAGE

\$753,400



Lot 117 Eden Garden Estate, BOX HILL



4



2.5



2

Lot Size 274.5m²

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

Woodford 22 Classic Facade

This design is perfectly suited to square corner blocks and utilises these spaces to their full potential. The façade is designed to present its prominent features to the two sides facing the street. The efficiently designed interior ensures maximum useful internal space given the compact land size.

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.

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Lot size 274.5m²

Ground Floor	65.2m ²	Porch	1.36m ²
First Floor	84.6m ²	Alfresco	10.0m ²
Garage	37.2m ²	Total	198.36m ² /21.35Squares

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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