

HOUSE & LAND PACKAGE

**\$780,800**



## Lot 1271 Gregory Hills, GREGORY HILLS



4



2



2

**Lot Size** 450m<sup>2</sup>

### Location & Lifestyle

Located in Sydney's Macarthur Region, Gregory Hills is a newly established community serving the everyday needs of its growing community. Close to major amenities, schools and essential services, Gregory Hills boasts unsurpassed district views to the Blue Mountains and beyond.

Soon to feature a brand new shopping centre with plenty of food and entertainment options, Gregory Hills also has excellent transport connectivity. With direct connections to the M5 and a number of major railway stations, you will be well connected to Sydney and beyond.

### Home Design

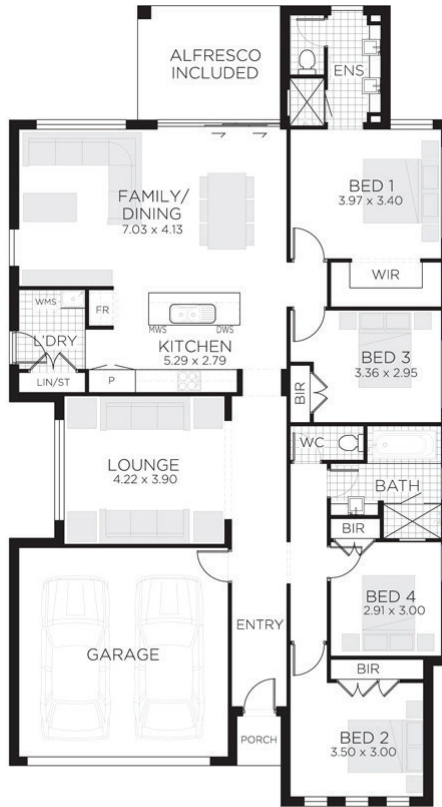
#### Evoke 23 Vogue Facade

Evoke your senses as you move through the rooms of this modern contemporary home. A feeling of welcome is present in this home from the moment you enter the front door. With a variety of floor plan options to suit families of all sizes this home is the perfect fit. The rear of the home opens into the perfect entertaining and living zone where many happy memories will be made.

### 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

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



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

**Lot 1271** Gregory Hills, GREGORY HILLS

**Lot size** 450m<sup>2</sup>

|              |                      |          |                                     |
|--------------|----------------------|----------|-------------------------------------|
| Ground Floor | 169.67m <sup>2</sup> | Porch    | 1.49m <sup>2</sup>                  |
| First Floor  | 0.0m <sup>2</sup>    | Alfresco | 11.25m <sup>2</sup>                 |
| Garage       | 33.54m <sup>2</sup>  | Total    | 215.95m <sup>2</sup> / 23.25Squares |

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 17/02/2019

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