

HOUSE & LAND PACKAGE

\$837,800



Lot 5354 Elara Estate, MARSDEN PARK



4



2



2

Lot Size 435.5m²

Location & Lifestyle

FOR A LIMITED TIME ONLY!!!!

RECEIVE UP TO \$20K OFF YOUR LOT - *Terms & Conditions & Eligibility restrictions apply

Just minutes from the booming Marsden Park precinct, Elara is a true suburb of the future with concrete plans in place for a community centre, primary and secondary schools, a retail centre and playing fields. This is all in addition to existing infrastructure that makes this north-west region of Sydney so popular with families. Excellent transport options means a relaxing weekend in the Blue Mountains or an exciting night out in the city are all just a short drive away.

Home Design

Fernside 27 Classic Facade

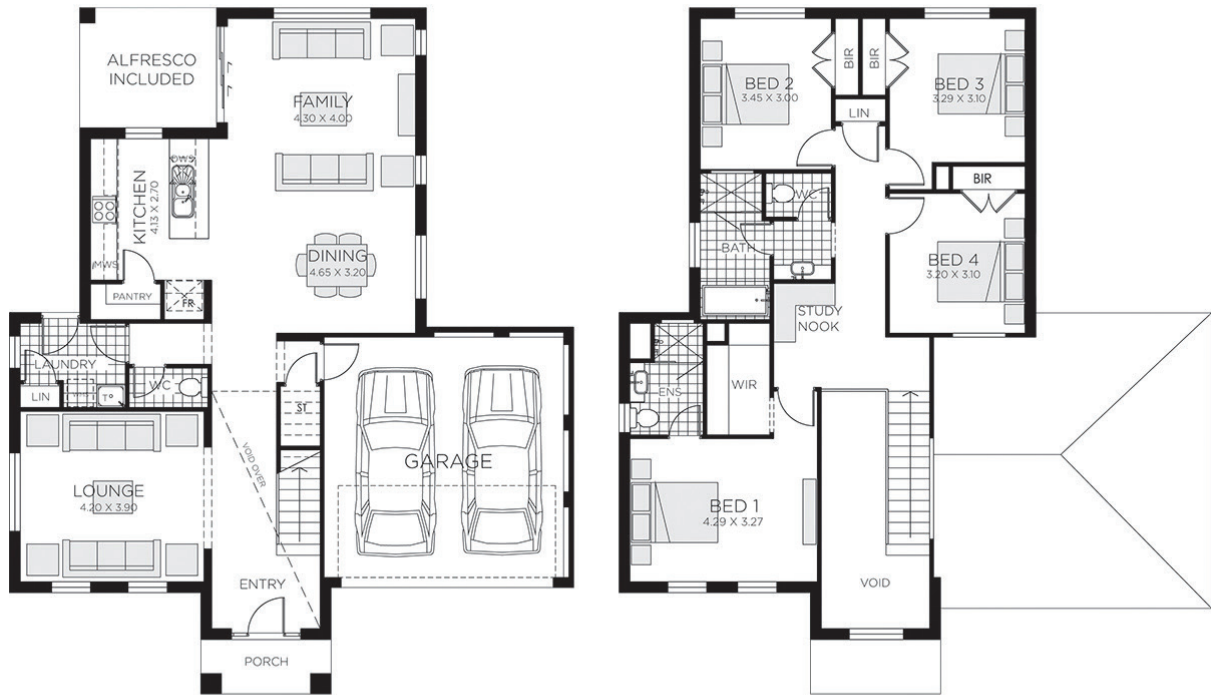
This is a home of appealing spacial proportions and designer features that make it a must see. Created with families in mind, the available floor plans come in a variety of sizes with options up to 5 bedrooms. Perfect for growing families or those with older children who as we know just need more space. Not to mention the perfect balance for the adults with their own retreat style master suite.

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**





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

Lot 5354 Elara Estate, MARSDEN PARK

Lot size 435.5m²

Ground Floor	97.45m ²	Porch	3.72m ²
First Floor	106.0m ²	Alfresco	8.6m ²
Garage	33.45m ²	Total	249.22m ² /26.83Squares

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

Builders Lic No. NSW 33493C. ACT 19936252B. ABN 67 053 733 841.

this is Real Living

rawsonhomes.com.au