

HOUSE & LAND PACKAGE

**\$779,600**



## Lot 32 Alex Avenue, Schofields, SCHOFIELDS



4



2.5



1

**Lot Size 253.5m<sup>2</sup>**

### Location & Lifestyle

Village atmosphere with suburban charm. With direct access to the city via road or rail, Alex Avenue Schofields is fast becoming the first choice for purchasers thanks to its convenient positioning between two of Sydney's most popular growth regions, Rouse Hill and Marsden Park.

### Home Design

#### Ellerston 22 MKI - Option 2 Elite Facade

Dreaming of a home that can be easily adapted to suit your needs? With two first floor options that include a fourth bedroom or additional upstairs media room, this home makes a statement. Catering to the narrow block market and suitable for a 7.5 metre wide block this home is just what you are looking for.

### 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

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.

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**Lot size 253.5m<sup>2</sup>**

|                     |                     |                 |                                   |
|---------------------|---------------------|-----------------|-----------------------------------|
| <b>Ground Floor</b> | 87.85m <sup>2</sup> | <b>Porch</b>    | 2.54m <sup>2</sup>                |
| <b>First Floor</b>  | 83.51m <sup>2</sup> | <b>Alfresco</b> | 16.53m <sup>2</sup>               |
| <b>Garage</b>       | 18.57m <sup>2</sup> | <b>Total</b>    | 209.0m <sup>2</sup> / 22.5Squares |

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 18/02/2019

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