

# NSW HOUSE & LAND PACKAGE

## FIXED PRICE, TURN KEY

(07) 5665 0088  
gdevelopments.com.au



NOTE: Colorbond roof a standard inclusion from 5 August 2019

# \$829,876

LAND REGISTERED

LAND (557m<sup>2</sup>) | \$530,000  
HOUSE (201m<sup>2</sup>) | \$299,876  
RENTAL INCOME | \$540 - \$590

## Lot 5144 Arrowhead Avenue, Vulcan Ridge Estate, Leppington

Vulcan Ridge provides an ideal lifestyle, combining the benefits of parks and open space, with proximity to public transport and Sydney's key road network connecting the south west to the rest of Sydney.

Leppington has been identified as a part of one of Sydney's newest growth centres. Residents of Vulcan Ridge will find themselves in a wonderful new community with close proximity to public education, open space, public transport and shopping facilities.

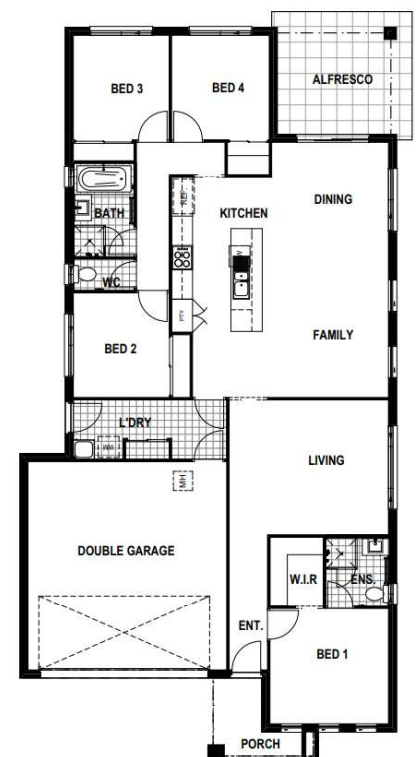
### INCLUSIONS

- Turnkey finish & fixed site costs
- Termite protection
- Connection to grey water tank
- Colorbond roof
- 20mm manufactured stone benchtop in kitchen
- Cold water to fridge space for fridge ice-maker
- Stainless steel kitchen appliances
- Reverse cycle/split system air-conditioner in living and main bedroom
- 2550mm high ceilings (lower level only)
- Ceiling fans
- Undercover alfresco area
- Fully fenced, turfed & landscaped

### CHATSWOOD PLANTATION



LIVING	144.16
GARAGE	37.24
ALFRESCO	13.77
PORCH	6.00
<b>TOTAL</b>	<b>  201.17</b>



NOTE: Ceiling height standard 2550mm as at 5 August 2019

**DISCLAIMER:** Facade, floor plan and furniture shown is for illustrative purposes - not included in purchase. Window location and sizes may change across styles.

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