

HOUSE & LAND PACKAGE

\$769,200



Lot 4162 Newpark Estate , MARSDEN PARK



4



2.5



2

Lot Size 300m²

Location & Lifestyle

A new lifestyle beckons! Located at the the centre of Sydney's booming North-West corridor, Newpark estate is just minutes from schools, community centre, shops, nature corridors, parklands, walking tracks and sporting fields. The serene location and stunning lookout towards the distant Blue Mountains means the site for your new home will indeed become a dream come true.

- 10 minutes from Schofields train station
- Future plans for further rail extensions through Marsden Park
- Major retailer Ikea, Bunnings and Costco already at the Sydney Business Park

Home Design

Davenport 24 DG Classic Newaprk Facade

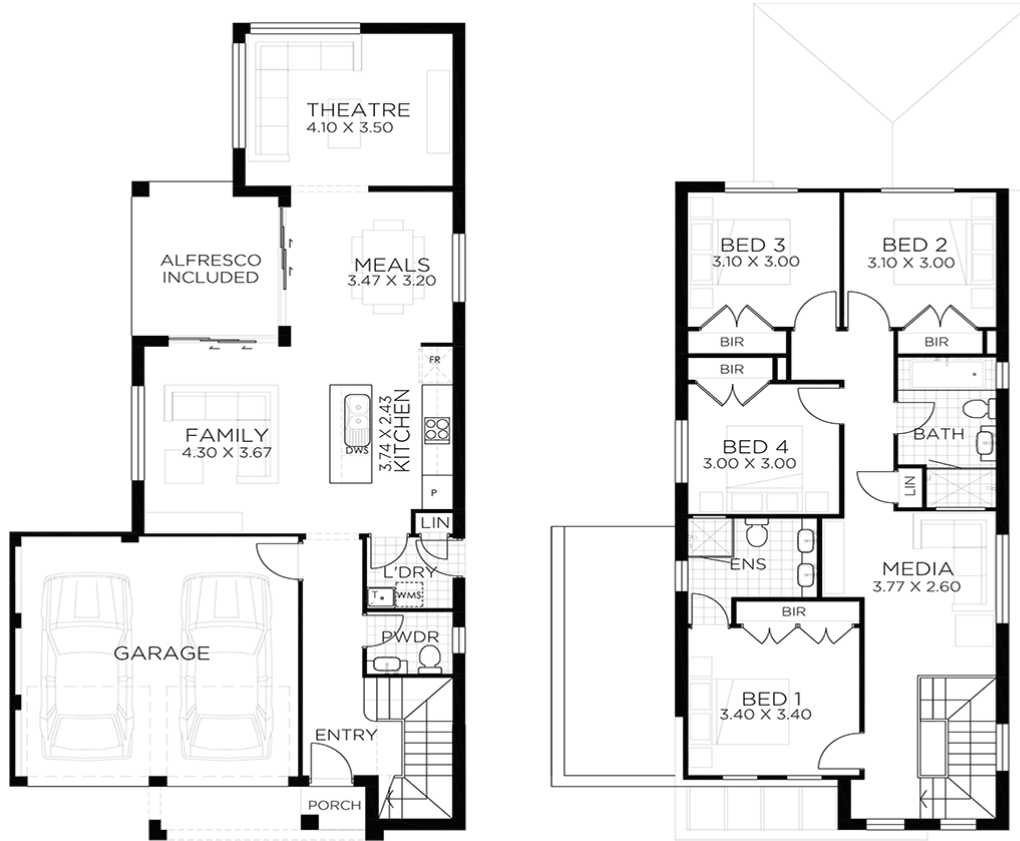
This design creates a world of space and light in its open plan living area, migrate upstairs to the masterful retreat and find a haven for every member of the family. Good design does make a difference.

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 timber fencing, turf to front yard & rendered finish letterbox
- Studio electrical appointment included
- Extensive range of external & internal colour schemes

For further information,
please contact **Tomas Curkovic** on **0420 902 742** or
email **tomas.curkovic@rawson.com.au**





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

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Lot size 300m²

Ground Floor	81.7m ²	Porch	1.5m ²
First Floor	95.25m ²	Alfresco	9.98m ²
Garage	33.1m ²	Total	221.53m ² /23.85Squares

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 04/04/2018
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