

HOUSE & LAND PACKAGE

**\$809,200**



## Lot 5379 Elara Estate, MARSDEN PARK



4



2



2

Lot Size 395.5m<sup>2</sup>

### Location & Lifestyle

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.

Elara is the perfect place to raise your family ? close to public transport and on the doorstep of a thriving region. With two local schools planned for the community, the kids won't have to travel far but nor will you with the Parramatta CBD just 30 minutes away. Blacktown's popular Westpoint shopping centre is also close by while Penrith's Westfield shopping centre is just a 25 minute drive.

### Home Design

#### Richmond 24 Contemporary Facade

An inviting home, the Richmond is the ultimate entertainer and yet provides plenty of space to retreat and enjoy those much needed blissful moments. The flexibility of this floor plan is one of it's biggest winning features, need an extra bedroom then this is the design for you.

### 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
- 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@drawson.com.au**





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

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**Lot size 395.5m<sup>2</sup>**

<b>Ground Floor</b>	171.63m <sup>2</sup>	<b>Porch</b>	0.81m <sup>2</sup>
<b>First Floor</b>	0.0m <sup>2</sup>	<b>Alfresco</b>	15.59m <sup>2</sup>
<b>Garage</b>	33.31m <sup>2</sup>	<b>Total</b>	221.34m <sup>2</sup> /23.83Squares

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 09/04/2018  
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