

UNWRAP
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HOUSE & LAND PACKAGE

\$1,069,400



Lot 2 Austral, AUSTRAL



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3



2

Lot Size 525.5m²

Location & Lifestyle

Discover a vibrant community at the heart of Sydney's South West growth corridor. This well-connected neighbourhood is the ideal place to discover a greener outlook and a brand new perspective. With the new Leppington Station already open, significant infrastructure planned for the coming years will see the local area benefit from a major civic centre, expansive parks and recreation areas, a range of new schools, health centres and the development of commercial and residential land. Set within the lush, green neighbourhood, Austral holds the vision of a dynamic urban future.

Home Design

Mayfield MKIII + Granny Flat MKIII Hampton + Granny Flat Facade

A modern home with its cleverly designed space that is the perfect complement to a 7.5 metre wide block. From a welcoming porch, it retains a practical feel with an office or study at the front of the home. The kitchen, living, dining and entertaining areas are well integrated at the rear to capture light and create an easy indoor-outdoor feel.

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 2 Austral, AUSTRAL

Lot size 525.5m²

Ground Floor	135.71m ²	Porch	2.42m ²
First Floor	96.58m ²	Alfresco	17.41m ²
Garage	33.43m ²	Total	305.04m ² /32.84Squares

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 03/11/2018

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