

HOUSE & LAND PACKAGE

\$835,700



Lot 4554 Elara Estate, MARSDEN PARK



2.5



2

Lot Size 350m²

Location & Lifestyle

FOR A LIMITED TIME ONLY!!!!

RECEIVE UP TO \$20K OFF YOUR LOT - *Terms & Conditions & Eligibility restrictions apply

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.

Home Design

Seaview 24 Regal Facade

Melding of the indoors with outdoors, this home of amazing spacial properties is the one you have been wishing for all along. The included alfresco makes the entertaining space all the larger with the kitchen in plum position ready to be called into action at any moment. Upstairs the large, generous family bathroom and bedrooms will make every family member very happy not to mention the sumptuous master suite, perfect for those necessary moments of quiet. The Seaview 24, 27, 31, 36 & 39 are all Narrow Block Compatible floor plans. Part of the new

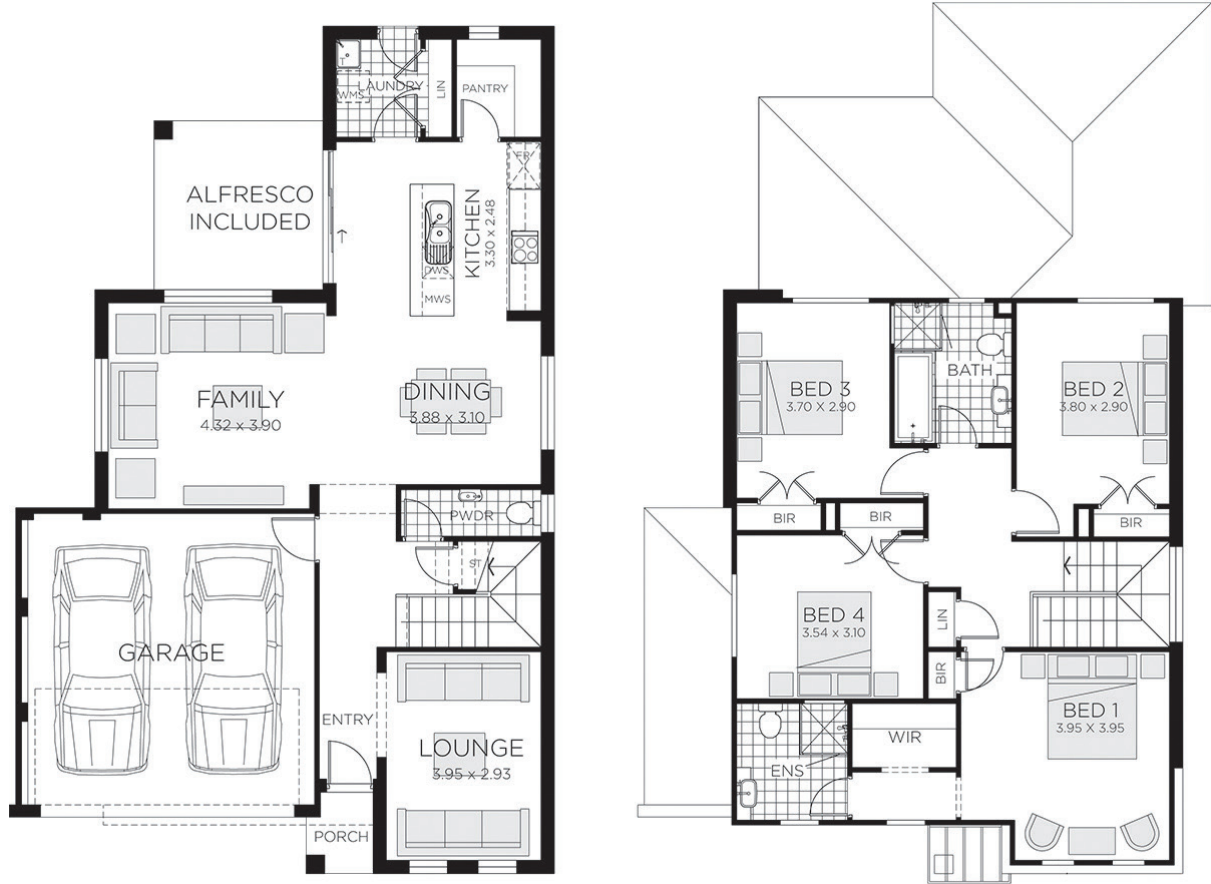
For further information,
please contact **Melina Sormi** on **0416 060 659** or
email melina.sormi@rawson.com.au

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



**RAWSON
HOMES**
— EST 1978 —



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

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Ground Floor	88.52m ²	Porch	1.36m ²
First Floor	89.7m ²	Alfresco	10.24m ²
Garage	32.71m ²	Total	222.53m ² / 23.95Squares

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 20/03/2019

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