



**Package Price:**  
**\$722,800**

# Leppington Leppington Heights Estate

Land Register: Nov 2020

Lot: 49

4 2 1

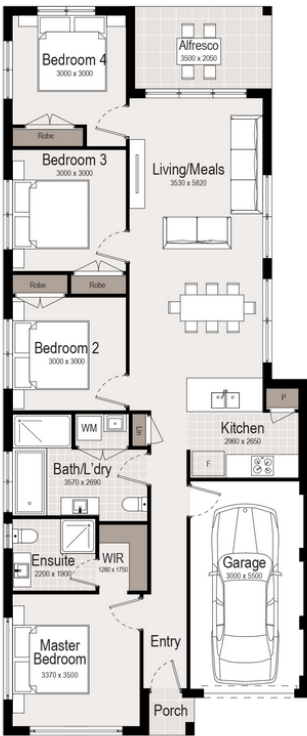
Land: 343m<sup>2</sup>

House: 140m<sup>2</sup>

Land Price: \$ 460,000

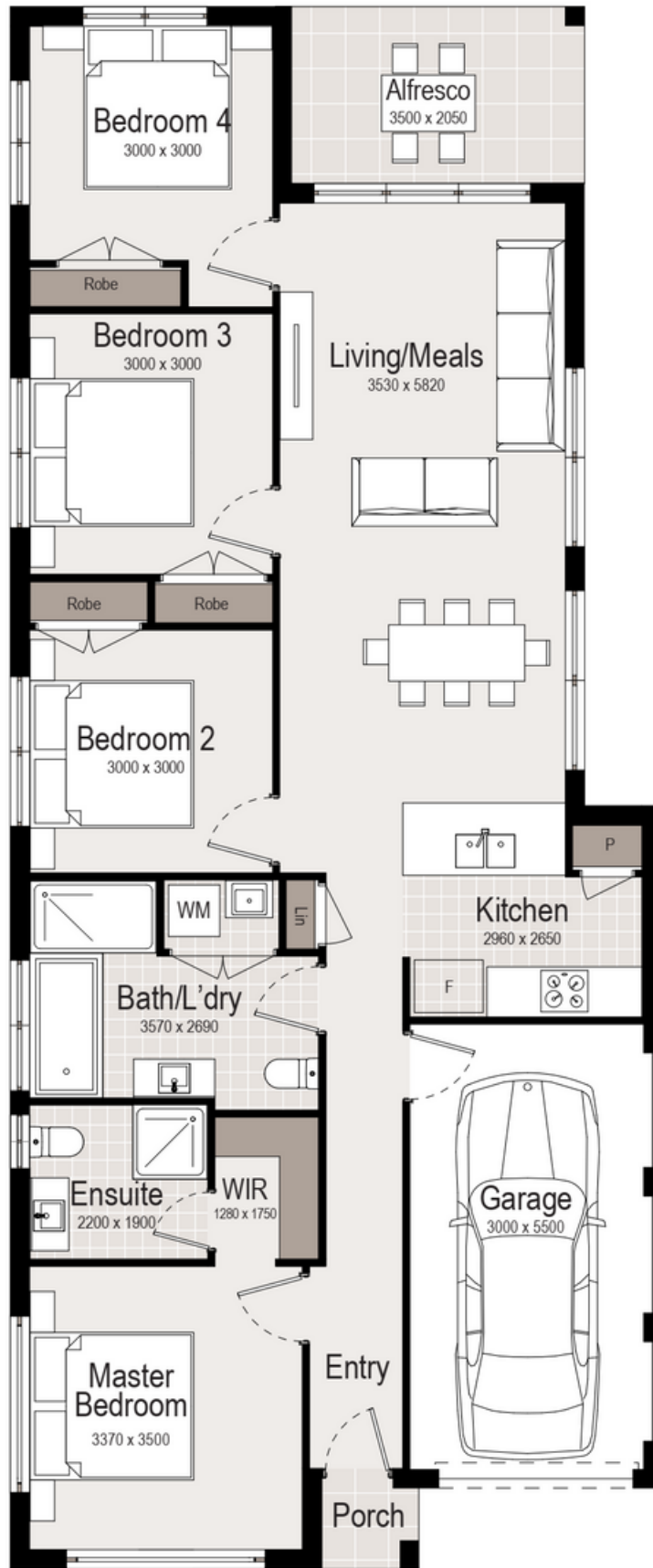
**YOUR NEW HOME INCLUDES:**

- Fixed price contract
- 2700mm ground floor ceiling height, 2500mm first floor ceiling
- Premium brickworks & cladding
- Quality tiles and carpet throughout
- Colorbond roof
- 20mm stone benchtop to kitchen with soft close drawers & doors
- Niches to bathroom and ensuite shower
- 600mm stainless steel cooktop, oven and rangehood
- 2-Zone ducted air conditioning
- Full LED downlights throughout the home
- Double powerpoints to each room
- Mailbox, flyscreen and clothing line included
- Full turnkey package: coloured concrete driveway and soft landscaping included



**GROUND FLOOR**

\*Whilst reasonable effort has been made to ensure accuracy, photographs and artist's impressions of surrounding area and the interiors and exteriors are intended as a guide only and subject to change. Styling is indicative only and not provided. Price is correct at time of printing though is subject to change without notice. Total square meters and square size measurement of this house is calculated by measuring from the external side and external walls. Prospective purchasers should make their own enquiries.



## GROUND FLOOR PLAN



GOLDEN NEST

## Canary 15 SOHO Series

4 2 1

### HOUSE AREAS

GROUND FLOOR	111.61 m <sup>2</sup>
GARAGE	17.91 m <sup>2</sup>
PORCH	1.20 m <sup>2</sup>
ALFRESCO	7.5 m <sup>2</sup>
<b>Total</b>	<b>138.22 m<sup>2</sup></b>
TOTAL WIDTH	7.10 m
TOTAL DEPTH	19.13 m

Disclaimer:  
The plan and design are owned by Golden Nest and under the copyright act of 1968 cannot be reproduced without authorisation. Doing so will be liable for action under the act.  
Please note that this material was produced prior to construction and is intended as an indication of the items to be included and/or the general layout of the property and is merely indicative and should not be construed as constituting an offer, guarantee or contract.  
All furniture illustrated is indicative only and is not included in the sale.



## GOLDEN NEST PREMIUM INCLUSIONS

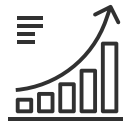
- ✓ Fixed site costs, no surprises
- ✓ 2700mm raised ground ceiling height
- ✓ 2-Zone Ducted Reverse Air conditioner
- ✓ Generously turfed and landscaped
- ✓ 20mm manufactured stone benchtop to kitchen
- ✓ Carpeted and tiled throughout
- ✓ Superior fittings and fixtures
- ✓ LED Downlights throughout
- ✓ Full tiling to bathroom and ensuite
- ✓ Floating vanities to bathroom and ensuite on applicable plans
- ✓ Niches to bathroom and ensuite showers
- ✓ Flyscreens provided to all windows & quality roller blinds throughout
- ✓ Tiled alfresco and patio
- ✓ Colour through concrete driveway
- ✓ Clothesline & letterbox
- ✓ Multi-coat paint system
- ✓ All homes include BASIX requirements
- ✓ Professionally selected external and internal colours and materials
- ✓ Quality stainless steel appliances with 5 year warranty



Ducted Airconditioning



Complete Settlement  
Process Guidance



Progress Updates



Professional Colour  
Selection



5-Star Inclusions



BASIX Rated  
Energy Efficiency



Six Month Defect  
Liability Period



7 Year Structural  
Warranty



Customization  
Available



Turn-key Fixed  
Pacakges

