

# House & Land Package

Extensive Quality Inclusions



## Lot 128

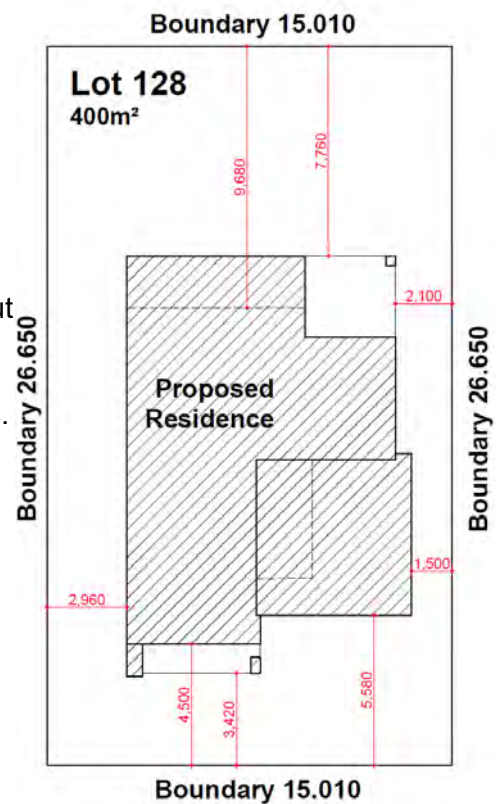
Proposed Rd No 7 (in 19 Ridge Square) Leppington

Package Price

\$1,299,700

### Inclusions

- Casaview Opulence Package - upgrades plus
- Actron fully ducted air conditioning
- 2700mm ceilings to GFL.
- Ceramic floor tiles to living areas.
- 1200mm high wall tiling to ensuite x1 & main bath x 1.
- Carpet to remainder of house / double powers points throughout
- "Color On" concrete driveway (up to 50m<sup>2</sup>).
- Vertical blinds to all windows (exc. wet areas/garage)
- 5 sensor alarm package / Corinthian Panel carve internal doors.
- Flyscreens to all windows / Auto garage door opener.
- Heavy Duty sarking to roof.
- National Broadband Network (NBN) Setup works – basic
- Site fencing / internal external stairs as required.
- Standard BASIX requirements / Gas pack inc. connection.
- Site costs – incl all piling to slab, geo tech site classification testing, landscape plan, all dirt removal & the following if required only by local authorities - Drop edge beams, rock excavation, H1 slab upgrade / salinity treatment to slab /sewer peg out and or Bal12.5 Bushfire construction.
- Extensive Casaview Homes standard inclusions.
- Incls upgrading dwelling to 7-Star minimum requirements -subject to formal ABSA certification
- Acoustically upgraded with 10.38mm glass to all windows & 13mm plasterboard to external walls & roofed ceilings.

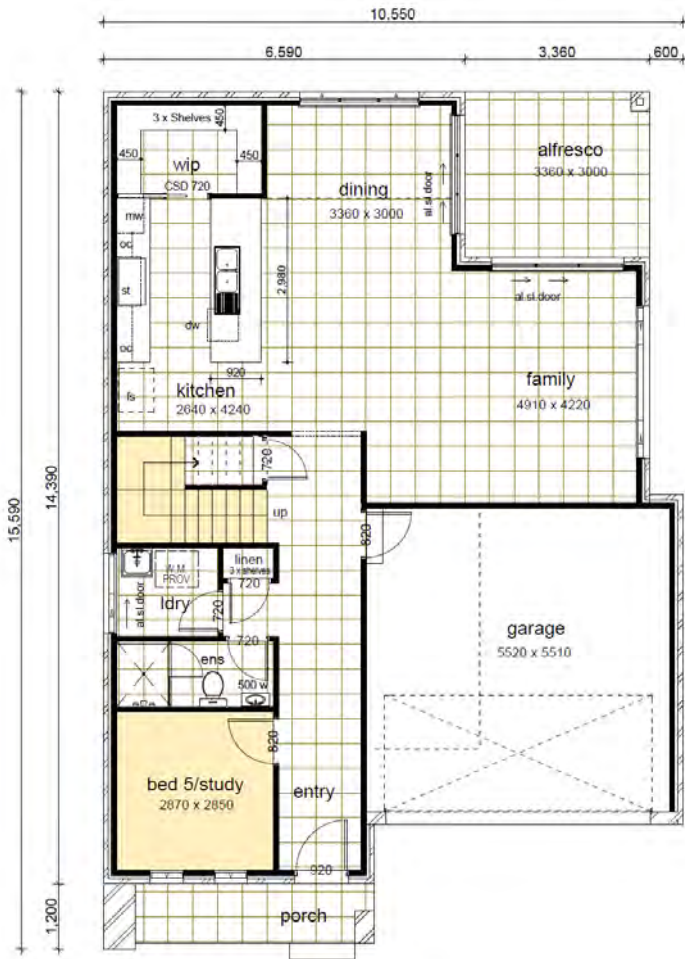


PROPOSED ROAD 7

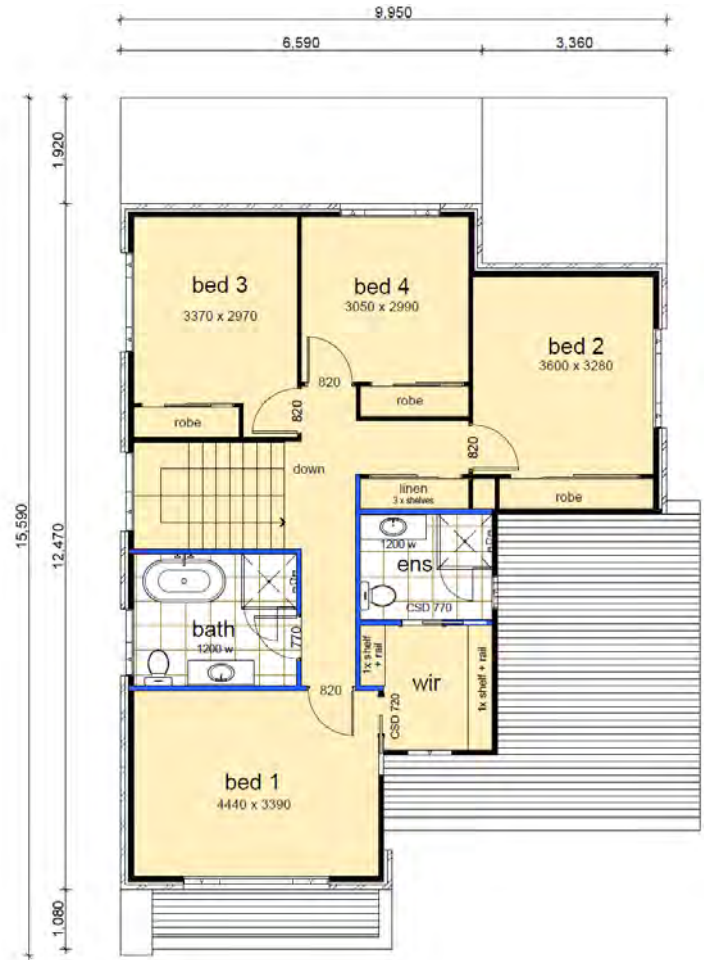
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4  3  2 

Land Size	400.00m <sup>2</sup>		
Ground	98.02m <sup>2</sup>	First	94.38m <sup>2</sup>
Garage	33.26m <sup>2</sup>	Alfresco	10.08m <sup>2</sup>
Porch	5.41m <sup>2</sup>		
Total	241.15m <sup>2</sup>		



ground floor plan



first floor plan



Contact Pandit 0429 138 801 or Jim 0438 162 497 | [www.casaview.com.au](http://www.casaview.com.au)