House & Land Package

Extensive Quality Inclusions

www.casaview.com.au



Lot 136 Proposed Rd No 4 Leppington

(in 79-101 Heath Rd Leppington)







Package Price \$1,199,000

Inclusions

- 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 50m2).
- Vertical blinds to all windows (exc. wet areas/garage)
- 5 sensor alarm package / Hume 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 piering 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
- Incls acrylic render to front facade as shown in 3d above.
- Incls a \$10,000 cash back at project handover for your landscape & fencing.

Casaview 2025 Plus Package inclusions at no extra cost

- Actron fully ducted air conditioning, 2700mm ceilings GFL
- 6.6Kw Solar System
- 4 x internal ceiling fans, 1 x roof ventilator
- Soft close to joinery
- 20 LED downlights
- Fisher & Paykel 900mm Appliance package
- 40mm Caesarstone kitchen benchtop. 920mm wide
- Polytec Kitchen Joinery Doors & vanities
- Phoenix Arlo Tapware
- Oliveri Endeavor Double Sink
- Semi-frameless shower screens
- Shower niches. Smart Floor Waste
- Freestanding Bath tub, Seima Modia Toilet
- 2 & 4 Lamp Heat Light
- Heavy Duty Roof Sarking
- T2 House Frame
- 3 coat paint system
- R3.5 roof Insulation R2.0 ext wall insulation
- Omni Allure Front Door hardware
- 90mm Solid Pine Skirtings



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Lot 136

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Land Size - 375.0 m2

Dwelling Detail Ground Floor

Covered Area

Garage

Alfresco

Porch

Total

130.33

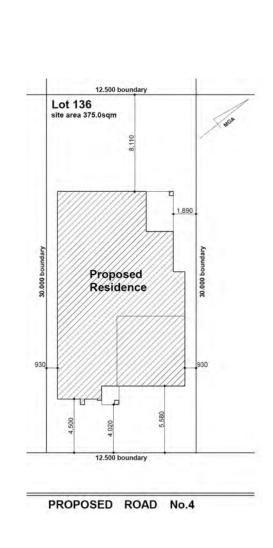
33.28

2.25

7.66

0.65

174.17



10,640 7,400 2,280 960 bed 2 bed 3 alfresco 2790 x 2800 3290 x 2790 3360 x 2280 al sl. door bath 1500 cam tub meals / dining 3290 / 4000 x 5240 / 4310 family 3250 x 3940 / 3640 2,400 Idry 17,390 17,870 17,870 2740 x 3530 wip oc ubo bed 1 3300 x 3570 9,590 garage 5640 x 5420 entry study / bed4 3030 x 3180 920 porch 480 5,520 3,680 1,440 10,640

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