

# House & Land Package

Extensive Quality Inclusions

[www.casaview.com.au](http://www.casaview.com.au)



**Lot 136 Proposed Rd No 4 Leppington**  
(in 79-101 Heath Rd Leppington)



**Package Price**  
**\$1,499,900**

## Inclusions

Casaview 2025 Plus Package inclusions at no extra cost

- Ceramic floor tiles to living areas.
- 1200mm high wall tiling to ensuite x1 & main bath x 1.
- Carpet to remainder of house / double power points throughout
- "Color On" concrete driveway (up to 50m2).
- Vertical blinds to all windows (exc. wet areas/garage)
- 5 sensor alarm package / Hume Panel carved 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.
- Incl upgrading dwelling to 7-Star minimum requirements - subject to formal ABSA certification
- Incl acrylic render & metal cladding to front facade as shown in 3d above.
- Incl a \$10,000 cash back at project handover for your landscape & fencing.

- 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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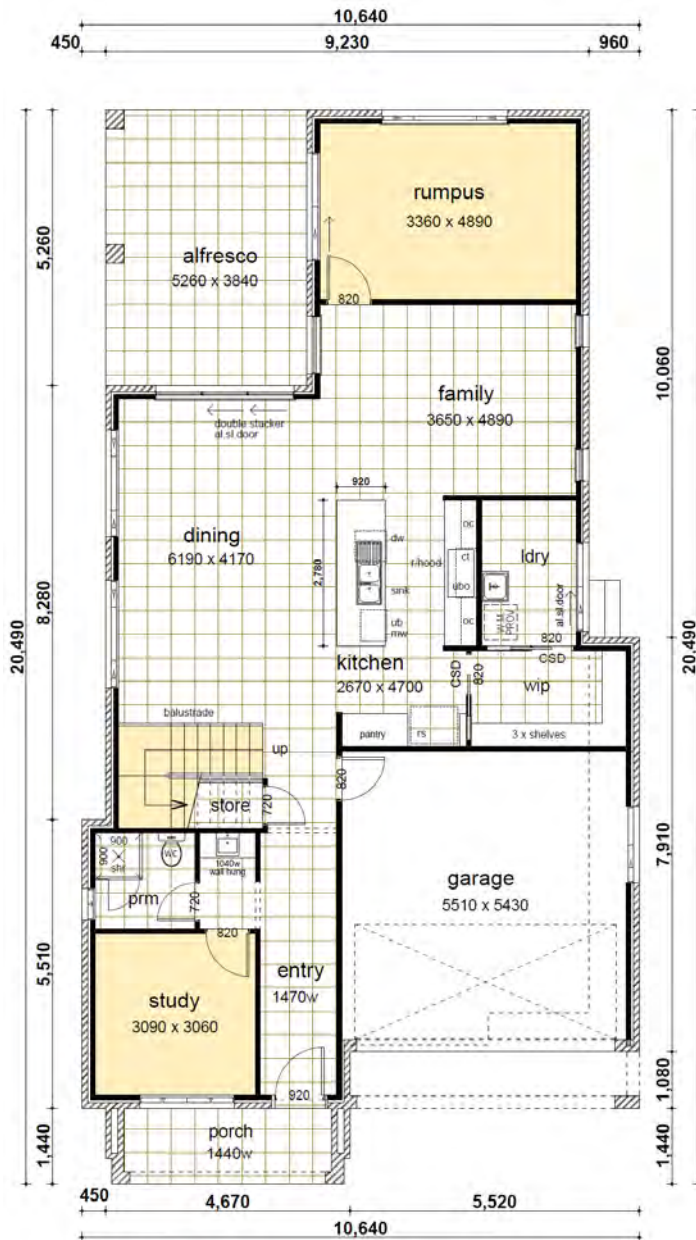
**CASAVIEW**  
HOMES

# Lot 136



Land Size - 375.0 m<sup>2</sup>

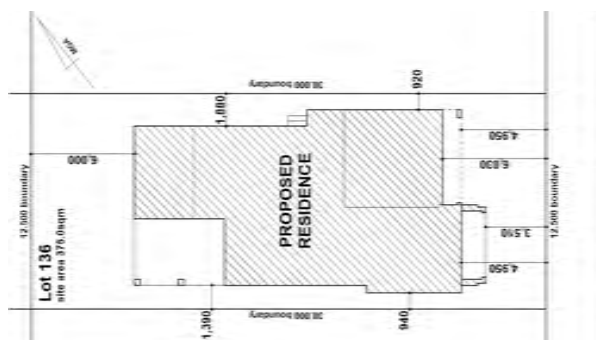
| Dwelling Detail |               |
|-----------------|---------------|
| Ground Floor    | 128.21        |
| Garage          | 32.57         |
| Porch           | 6.61          |
| Alfresco        | 20.20         |
| First Floor     | 132.75        |
| Balcony         | 6.61          |
| Covered Area    | 5.96          |
| <b>Total</b>    | <b>332.91</b> |



Ground floor



First floor



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