# House & Land Package

### **Extensive Quality Inclusions**

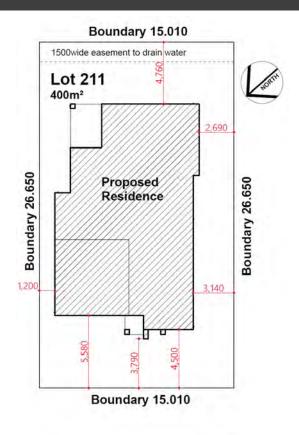


### Lot 211

Proposed Rd No 9 (in 20 Ridge Square) Leppington

**Package Price** 

### \$1,137,700



PROPOSED ROAD No.09

#### 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 50m2).
- · 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.

Leppington

Living

- 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

## Lot 211 4 🛏 2 🖨 2 🚔

Land Size	400.00m <sup>2</sup>	
Ground	131.35m <sup>2</sup>	
Garage	33.40m <sup>2</sup>	
Porch	2.07m <sup>2</sup>	
Alfresco	8.06m <sup>2</sup>	
Total	174.88m <sup>2</sup>	





#### Contact Pandit 0429 138 801 or Jim 0438 162 497 | www.casaview.com.au

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