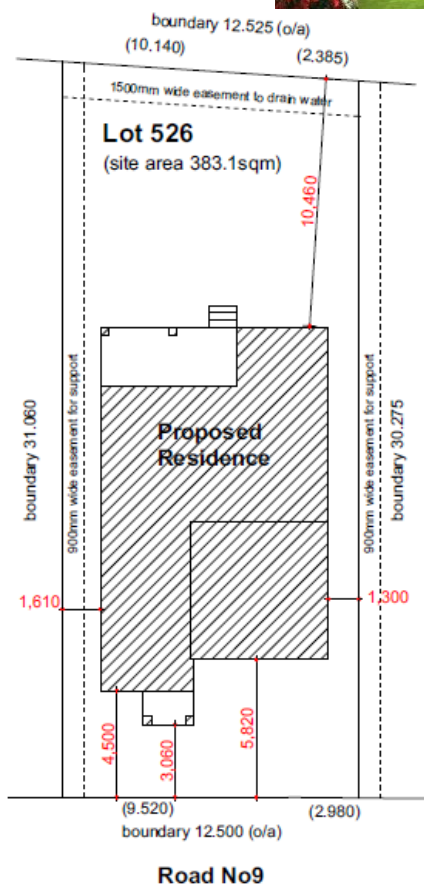


# HOUSE & LAND PACKAGE



BUILDING WITH EXCELLENCE  
SINCE 1994

  
**OXLEY RIDGE**  
COBBITTY



## PACKAGE PRICE

# \$789,500

**Lot 526, Road No 9 Cobbitty (Oxley Ridge Estate)**

### INCLUSIONS

- Total Opulence Collection
- Ceramic floor tiles to living areas.
- 1200mm high wall tiling to ensuite x1 & main bath x 1.
- Carpet to remainder of house.
- "Color on" concrete driveway (up to 50m<sup>2</sup>).
- Vertical blinds to all windows (exc. wet areas/garage)
- 5 sensor alarm package.
- External stairs as required.
- Salinity structural slab upgrade
- Flyscreens to all windows.
- National Broadband Network (NBN) Setup works – basic
- Standard BASIX requirements incl rainwater tank 3500lt
- Gas pack inc. connection.
- Site costs – incl all piling to slab, site classification testing, landscape plan, all dirt removal & the following if required only by local authorities - Drop edge beams, rock excavation, H1 slab upgrade / sewer peg out and or Bal12.5 Bushfire construction.

**Visit [www.casaview.com.au](http://www.casaview.com.au) or phone 8783 8800**

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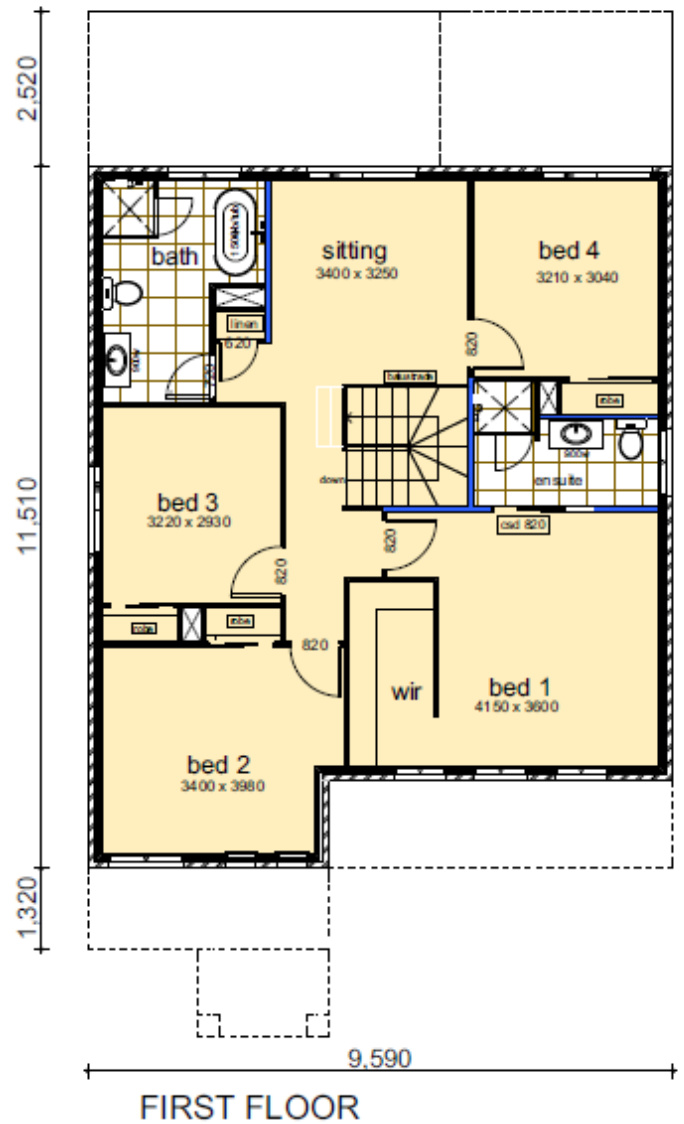
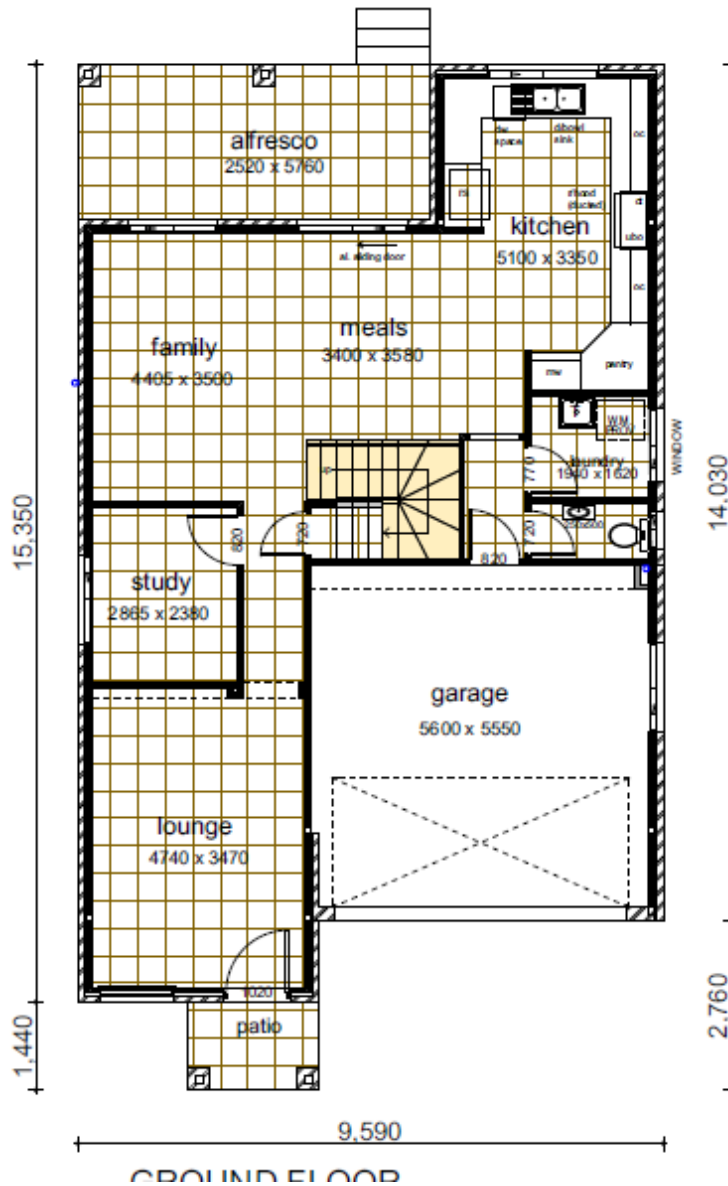
# HOUSE & LAND PACKAGE



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Lot 526 – Atlantic – Modified – 245.13m<sup>2</sup>

DATA	
1. ground floor	91.49
2. first floor	102.26
3. garage	33.76
4. patio	3.10
5. alfresco	14.52
	<b>245.13 m<sup>2</sup></b>



**Contact - Rachel 9606 2052 or Jim 9627 4057 or Pandit 9826 5040 for more information**