

# House & Land Package

## Extensive Quality Inclusions



## Lot 128

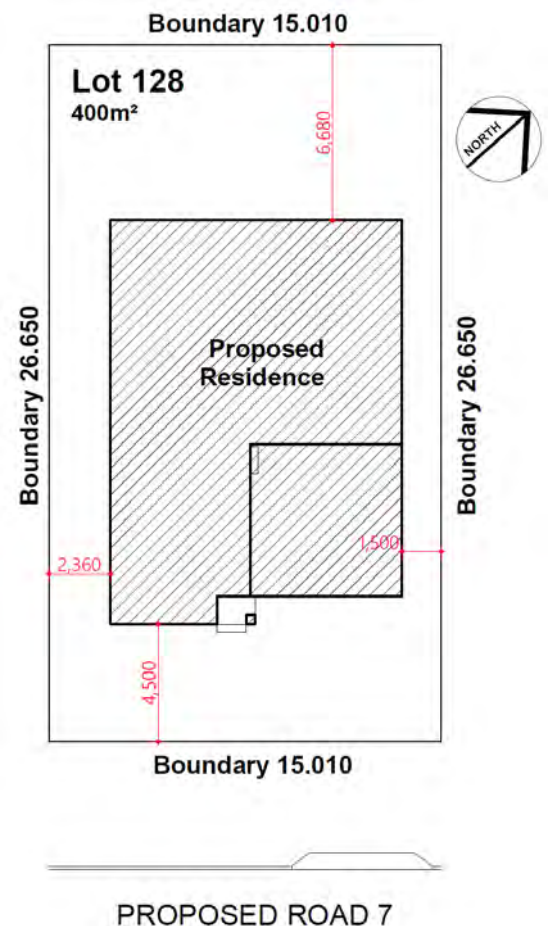
Proposed Rd No 7 (in 19 Ridge Square) Leppington

Package Price

\$1,164,900

### Inclusions

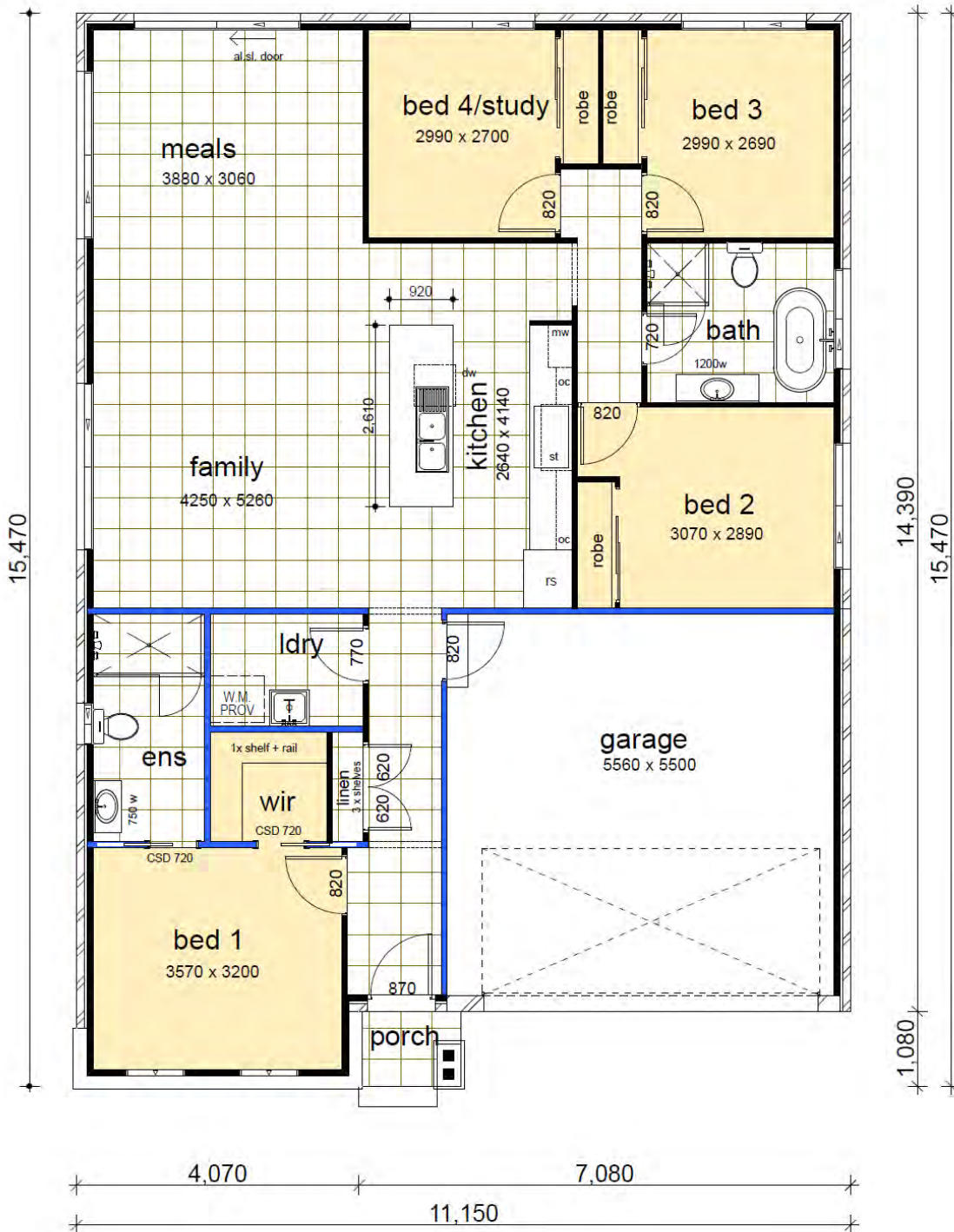
- Casaview Opulence Package - upgrades plus
- Actron fully ducted air conditioning
- 2700mm ceilings to GFL.
- Ceramic floor tiles to living areas.
- 1200mm high wall tiling to ensuite x1 & main bath x 1.
- Carpet to remainder of house / double powers points throughout
- "Color On" concrete driveway (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.



# Lot 128



|              |                            |
|--------------|----------------------------|
| Land Size    | 400.00m <sup>2</sup>       |
| Ground       | 131.15m <sup>2</sup>       |
| Garage       | 33.70m <sup>2</sup>        |
| Porch        | 1.59m <sup>2</sup>         |
| <b>Total</b> | <b>166.44m<sup>2</sup></b> |



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