# **House & Land** Package

#### Extensive Quality Inclusions ON DISPLAY HOMEWORLD BOX HILL

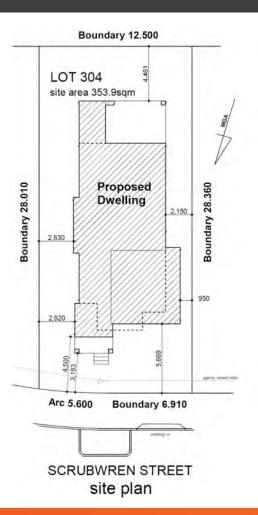




Scrubwren St Austral (65-67 Gurner Ave Sub Division - Stg 2)

Package Price

### \$1,159,500



#### Inclusions

#### Casaview 2025 Plus Package inclusions

+ Actron fully ducted air conditioning + 2700mm ceilings + 6.6Kw Solar + 4 x ceiling fans + 1 x roof ventilator + soft close to joinery + 20 LED downlights ++ <u>34 more upgrades in CASA Collection</u>.

- 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

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#### Leppington Living

## Lot 304 4 🛏 2.5 💭 2 🖨

Land Size	353.90m²		
Ground Floor	91.78		
Garage	34.25		
Porch	4.11		
First Floor	103.92		
Alfresco	17.12		
Total	250.40m2		





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

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