

# THE AVENUE Leppington

HOUSE & LAND RELEASE



**\$985,000**

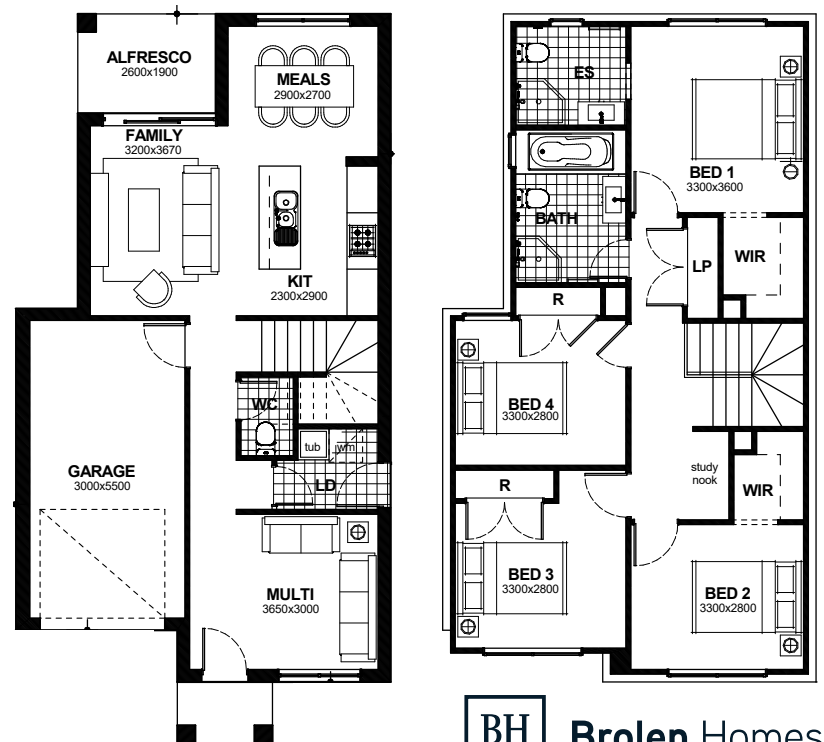
Lot: 13 Area: 250.4 m<sup>2</sup>

4 | 2 | 2.5 | 1

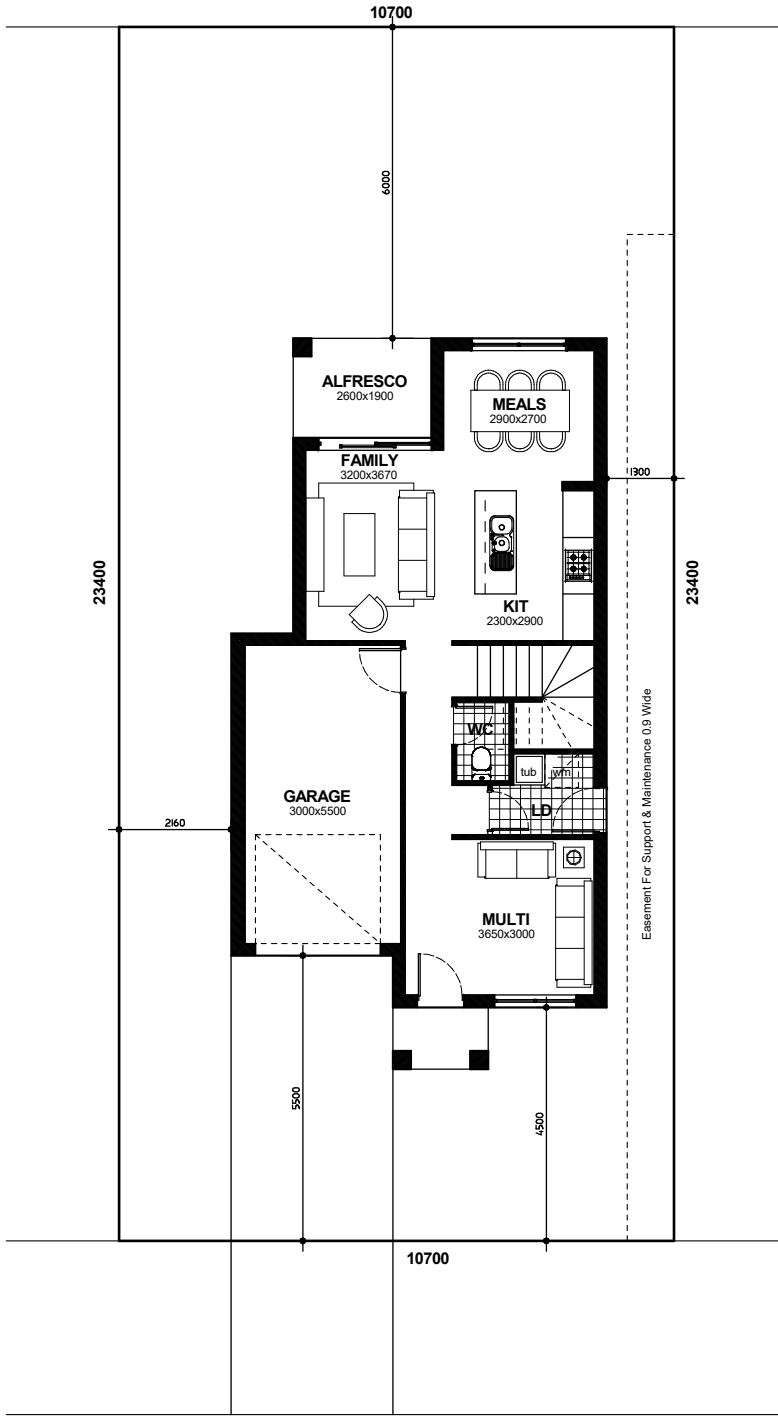
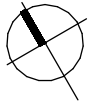
## FULL TURN-KEY INCLUSIONS

- Modern Inclusions
- Golden Inclusions valued up to \$19k\*
- 7 Star Basix + Base Price Fixed for 1 year
- Carpets to staircase & upstairs
- Tiles to downstairs and wet areas
- 7 kw split system to family room
- 20mm stone benchtops to kitchen
- Chainless vertical blinds to all windows (exc. wet areas and stairs) and sliding doors
- 40mm Alabaster LED Oyster lights
- Soft Landscaping and fencing
- Remote control garage door (inc. 2 remotes & wall button)
- 'Coloured On' Concrete Driveway
- \$10,000 Provisional allowance for additional site costs (subject to final house siting with contour)
- Expected land registration December 23
- Land Price \$570,000 | House Price \$415,000

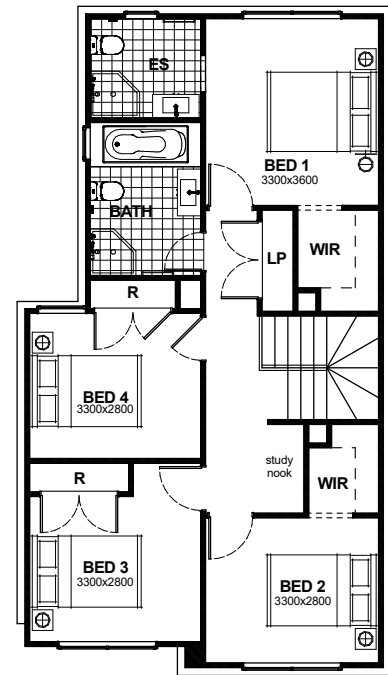
DESIGNER LIVING by Brolen Homes



**BH** Brolen Homes

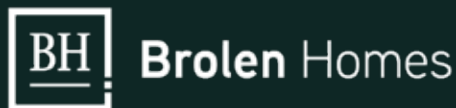


ground floor = 58.7sqm  
garage floor = 19.2sqm  
porch floor = 2.1sqm  
alfresco floor = 5.1sqm  
first floor = 84.7sqm  
total floor area = 169.8 sqm or 18sqsq



**Display Homes**  
**19 Webber Loop, Oran Park**  
View 7 Days 10am - 5pm

**121 Olive Hill Drive, Cobbitty**  
**6 Anson Street, Schofields**  
View By Appointment



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