



BALMORAL 35 MKI

 5  3  2 LOT | 477m²

HOUSE & LAND PACKAGE

\$868,600

Lot 4133 Crest, **Gledswood Hills**

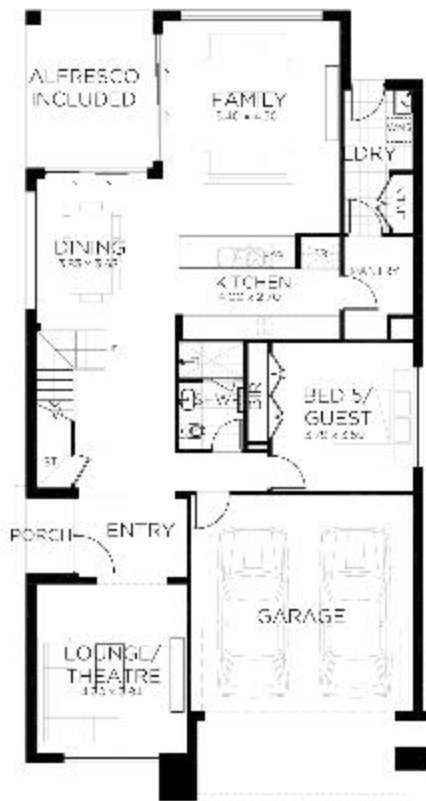
Located within the heart of an expanding South West Growth Centre, the Crest is easily accessible by road and public transport. The beautiful Camden lakeside Golf Club is right next door. Surrounded by plenty of natural space, you'll immediately fall in love with this special location. The Crest offers you and your family everything you need for a convenient, comfortable and healthy lifestyle. Located just 5 minutes to the new Leppington Railway Station on the South West Rail Link. Local buses and cycle ways make for a relaxed and easy commute. There is easy access to the M5 along Raby Road connecting you to the city and key employment precincts. A thriving metropolis with an abundance of public and private schools, day care facilities, tertiary and technical institutions and medical facilities.

- Fixed price sites costs
- 20mm Caesarstone benchtop to kitchen
- 14 KW Daikin ducted air conditioning with two zones
- Westinghouse stainless steel appliances
- Timber laminate flooring to living, dining, kitchen and entry hallway; carpets to remainder
- Floor tiling to alfresco & patio
- B&D Colorbond panel lift door with remote control operation
- BASIX requirements including rainwater tank
- Driveway and front path

1300 223 345
rawsonhomes.com.au



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GROUND FLOOR LIVING	134.12m ²
FIRST FLOOR LIVING	137.73m ²
GARAGE	2m ²
PORCH	2.4m ²
ALFRESCO	12.87m ²

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Disclaimer: Fixed for all lots with up to 1m of fall across the site. Real Price Packages are subject to availability, developers design review panel, bushfire requirements & statutory approval. One Real Price to be determined upon tender requests for individual lots and may vary due to site conditions and statutory authority requirements. Whilst every effort is made to provide accurate information images are for illustrative purposes and intended to provide a visual guide only. Refer to individual contracts for final details. Details are correct at time of printing and subject to change without notice or obligation. Builders Lic No. NSW 33493C. ACT 19936252B. ABN 67 053 733 841.