

# Lot 1497 Mimosa Street Gregory Hills

# \$758,299



## BENHAM

 4  2.5  2  24

Located in Sydney's Macarthur Region, Gregory Hills is a newly established community serving the everyday needs (and more) of its growing and thriving community. Close to major amenities, schools and essential services, Gregory Hills boasts unsurpassed district views to the Blue Mountains and beyond. Soon to feature a brand new shopping centre with plenty of food and entertainment options, Gregory Hills also has excellent transport connectivity. With direct connections to the M5 and a number of major railway stations, you will be well connected to Sydney and beyond.

- Inclusions
  - Fixed Price site costs
  - Large open plan Kitchen and Living areas
  - 20mm Caesarstone benchtop to Kitchen
  - Westinghouse Stainless Steel Appliances
  - Laminate flooring to Entry and Kitchen, Carpet to remainder of dwelling
  - Colorbond Panelift Garage Door with Remote Control
  - 14KW Daikin ducted air conditioning
  - BASIX Requirements
  - Slimline Rainwater tank
  - Gas service connections, including provisions for the hotwater system, cooktop and internal bayonet
  - Council/Authority fees and application requirements

**REAL FAMILIES  
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## ONE REAL PRICE

Our commitment to real value is built into every single Rawson Home.

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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.