

Lot 5365 Elara Estate Marsden Park

\$808,000



KEMPSEY

 4  2.5  2  24.2

Elara is the perfect place to raise your family – close to public transport and on the doorstep of a thriving region. With two local schools planned for the community, the kids won't have to travel far but nor will you with the Parramatta CBD just 30 minutes away. Blacktown's popular Westpoint shopping centre is also close by while Penrith's Westfield shopping centre is just a 25 minute drive. This is all in addition to existing infrastructure that makes this north-west region of Sydney so popular with families. Excellent transport options means a relaxing weekend in the Blue Mountains or an exciting night out in the city are all just a short drive away.

• Inclusions:

- Fixed Price site costs
- Gas service connections, including provisions for the hotwater system, cooktop and internal bayonet
- Council/Authority fees and application requirements
- 20mm Caesarstone benchtop to Kitchen
- Westinghouse Stainless Steel Appliances

- Tiling to Alfresco & Porch
- Colorbond Panelift Garage Door with Remote Control
- 14KW Daikin Ducted Air Conditioning
- 2600mm High Ceilings to Ground Floor
- NBN Hills Home Hub
- BASIX Requirements
- Slimline Rainwater tank

• Laminate flooring to Entry & Kitchen, Carpet to remainder of dwelling

REAL FAMILIES
REAL SOLUTIONS

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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.