

# Lot 231 Eden Garden Estate Box Hill

# \$859,500



## ELLERSTON

 4  2.5  1  24.05

Located in the most sought after area in the Hills Shire, Eden Garden in Box Hill provides a balanced lifestyle with both vibrant community centres and natural surroundings. Few minutes to Box Hill Town Centre & Rouse Hill Short drive to Vineyard Train Station. 58 hectares of parklands in the new pedestrian walkways and cycle lane North West Rail Link (due to be completed 2019) to provide fast access to, Macquarie Park and beyond 3 primary schools and 1 high school soon to be built in Box Hill.

- Quality Lifestyle Key Inclusions
- Fixed Price Site Costs and piling to slab
- BASIX requirements including rainwater tank
- Down Light Package to ground floor living areas, Oyster
- Lights to bedrooms/first floor
- 14KW fully Ducted Air Conditioning system with two zones

- Westinghouse 900mm Stainless Steel Appliances
- 20mm Caesarstone Kitchen Benchtop
- Timber laminate Flooring to entire Ground floor, Carpet to remainder of dwelling
- Full Landscaping package including Turf throughout, Garden
- Bed, Tree to front, Clothes Line and Letterbox
- Tiling to Alfresco and Porch

**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.