

# Lot 24 The Ridgeway Estate Barden Ridge

**\$1,254,299**



**CHIFLEY**

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  2
  37

The Ridgeway is a boutique land estate in the welcoming neighbourhood affectionately known as The Ridge. Imagine coming home to a spacious, premium residence, set in an idyllic natural wonderland in the sought-after suburb of Barden Ridge in Sydney's Sutherland Shire. Create your dream lifestyle as you exchange city bustle for harmonious living with an abundance of open green space and parklands but still enjoy prime connectivity to the established amenity at the neighbouring suburb of Menai. Located just 36 kms south of Sydney CBD. Access the city for work or leisure with a quick 45-minute drive on the M5, which is also your fastest route to Sydney Airport.

- Quality Lifestyle Inclusions
- Laminated Timber Flooring to Living, Dining, Kitchen and Entry Hallway
- 20mm Caesarstone benchtop to kitchen
- Automatic Garage door with Remote Control
- 4KV Daily In-Ducted Air Conditioning
- Tiling to Alfresco and Porch
- Brickpier Letterbox
- Gas connections (includes gas hot water system, gas appliances and bayonet where available)
- Council, Occupational Health and Safety and Statutory requirements

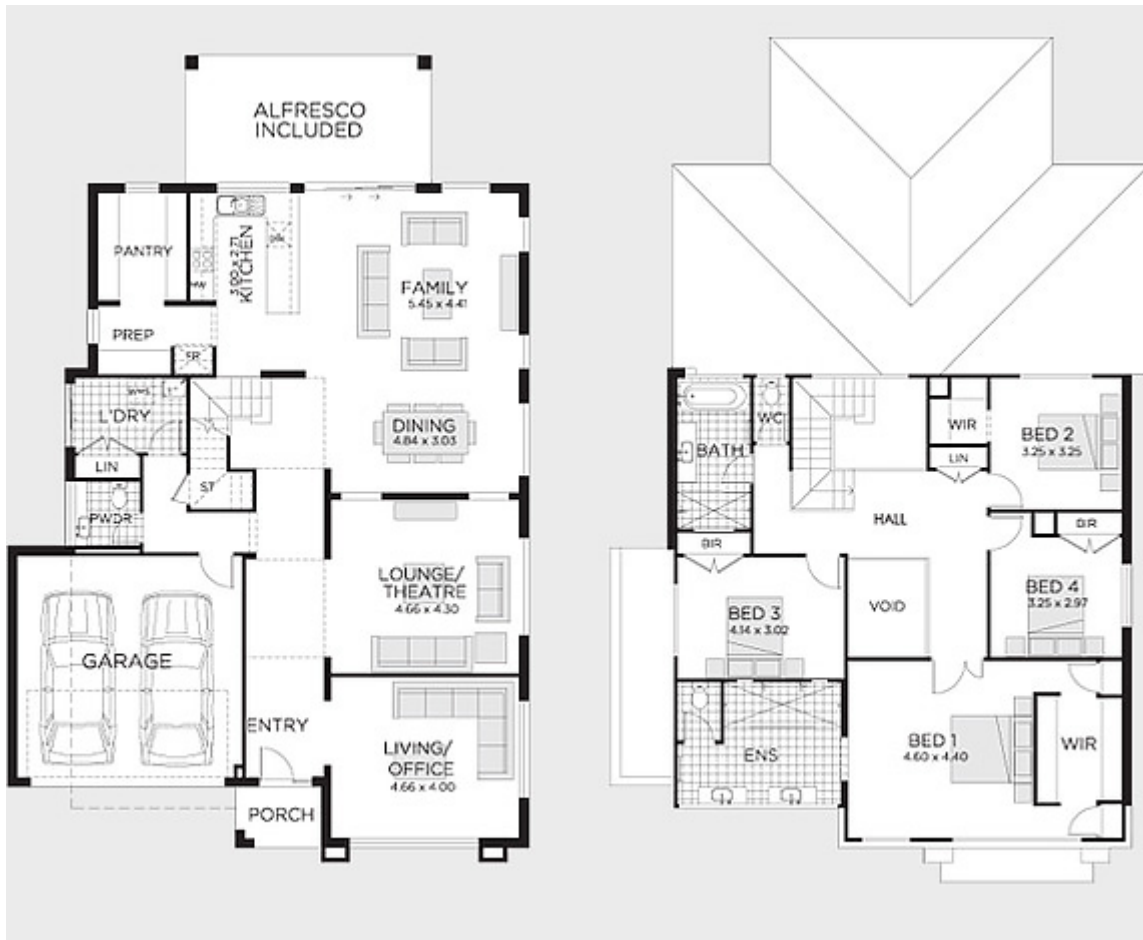
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REAL SOLUTIONS**

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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.