



## BENHAM

 4  2.5  2 SIZE | 234.43m<sup>2</sup> LOT | 375m<sup>2</sup>

## HOUSE & LAND PACKAGE

# \$823,500

## Lot 4231 Willowdale Estate, Leppington

A lifestyle that combines the best of both worlds is waiting for you at Willowdale. Close to major public amenities and services but a world away from the stresses of everyday life, Willowdale has 25 hectares of open space and kilometres of bike and walking paths for you to enjoy. With a proposed school and planned retail centre, this thriving corner of south-west Sydney is the ideal place to settle with a friendly village feel and easy access to public transport and major roads. Just 15 minutes to Liverpool and 20 minutes to Campbelltown, Willowdale is perfectly located to be close to major services and amenities while still maintaining a quiet, village community feel.

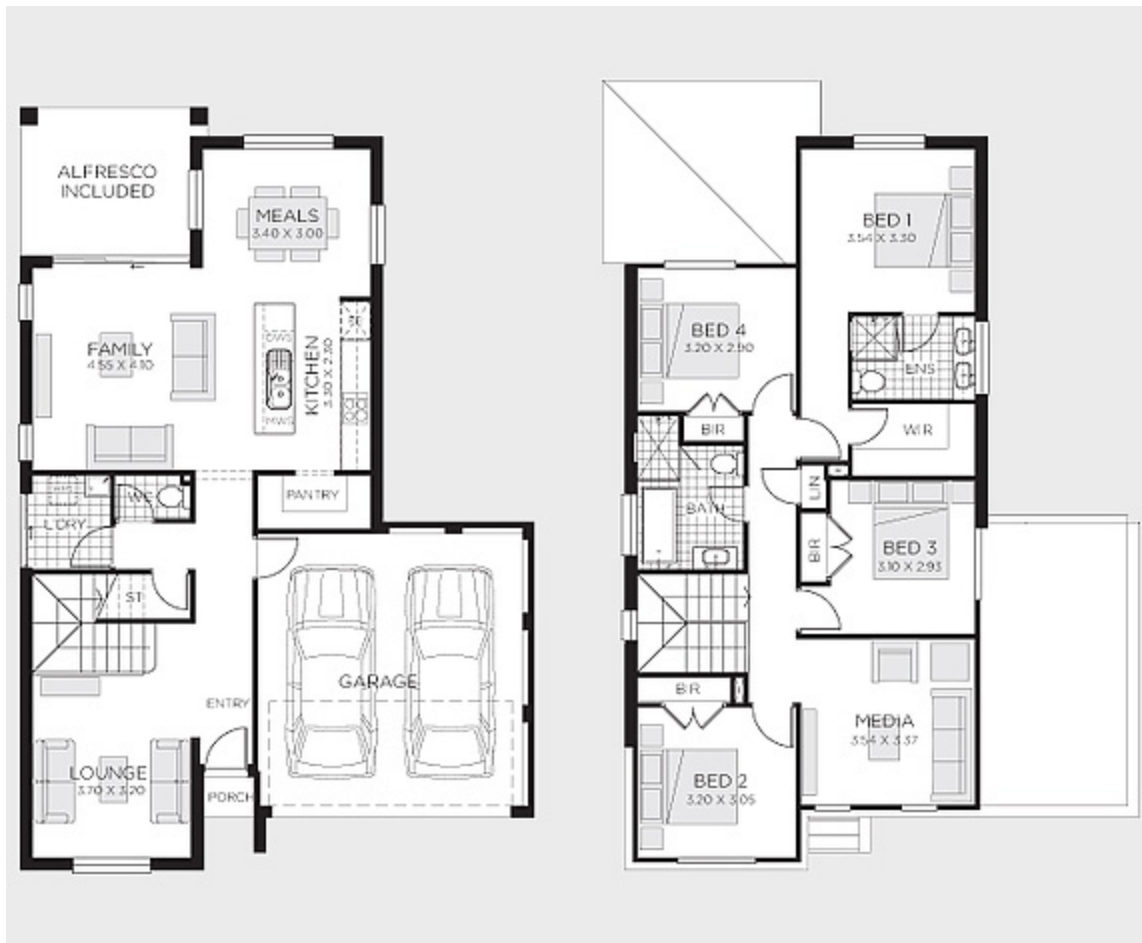
### PACKAGE INCLUSIONS

- 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 panelift door with remote control operation
- BASIX requirements including rainwater tank
- Driveway and front path

1300 223 345  
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## Lot 4231 Willowdale Estate, **Leppington**

### **BENHAM**

 **4**
 **2.5**
 **2**
 LOT | **375m<sup>2</sup>**

<b>GROUND FLOOR LIVING</b>	93.84m <sup>2</sup>
<b>FIRST FLOOR LIVING</b>	94.82m <sup>2</sup>
<b>GARAGE</b>	33.6m <sup>2</sup>
<b>PORCH</b>	1.62m <sup>2</sup>
<b>ALFRESCO</b>	10.55m <sup>2</sup>
<b>TOTAL</b>	234.43m <sup>2</sup>   24sq

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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.