



## Package includes:

- Standard site costs
- Custom design options\*
- Upgraded Façade feature
- 2.6 ceiling height to ground floor
- Security doors
- Alarm system
- Stencil concrete driveway & path to front entry
- Tiled Alfresco area
- Fly screens to all opening windows
- Carpet to bedrooms
- Floor tiles to living areas
- Vertical blinds
- NBN
- Development application filing fees
- BASIX compliance
- Statutory warranties
- Builders agreed maintenance – 90 days from the practical completion

## Eco-friendly features:

- Energy efficiency 5
- Water efficient appliances
- Wall / ceiling insulation
- Energy efficient appliances
- Rainwater storage tank

All drawings and images are for illustrative purposes only  
\*Terms & Conditions apply

Lot 1315, Audley Circuit  
**GREGORY HILLS**  
PRICE \$ **798,000**

4 x Bedrooms



2 x Bathrooms



Double Garage



House Size 24.98sq



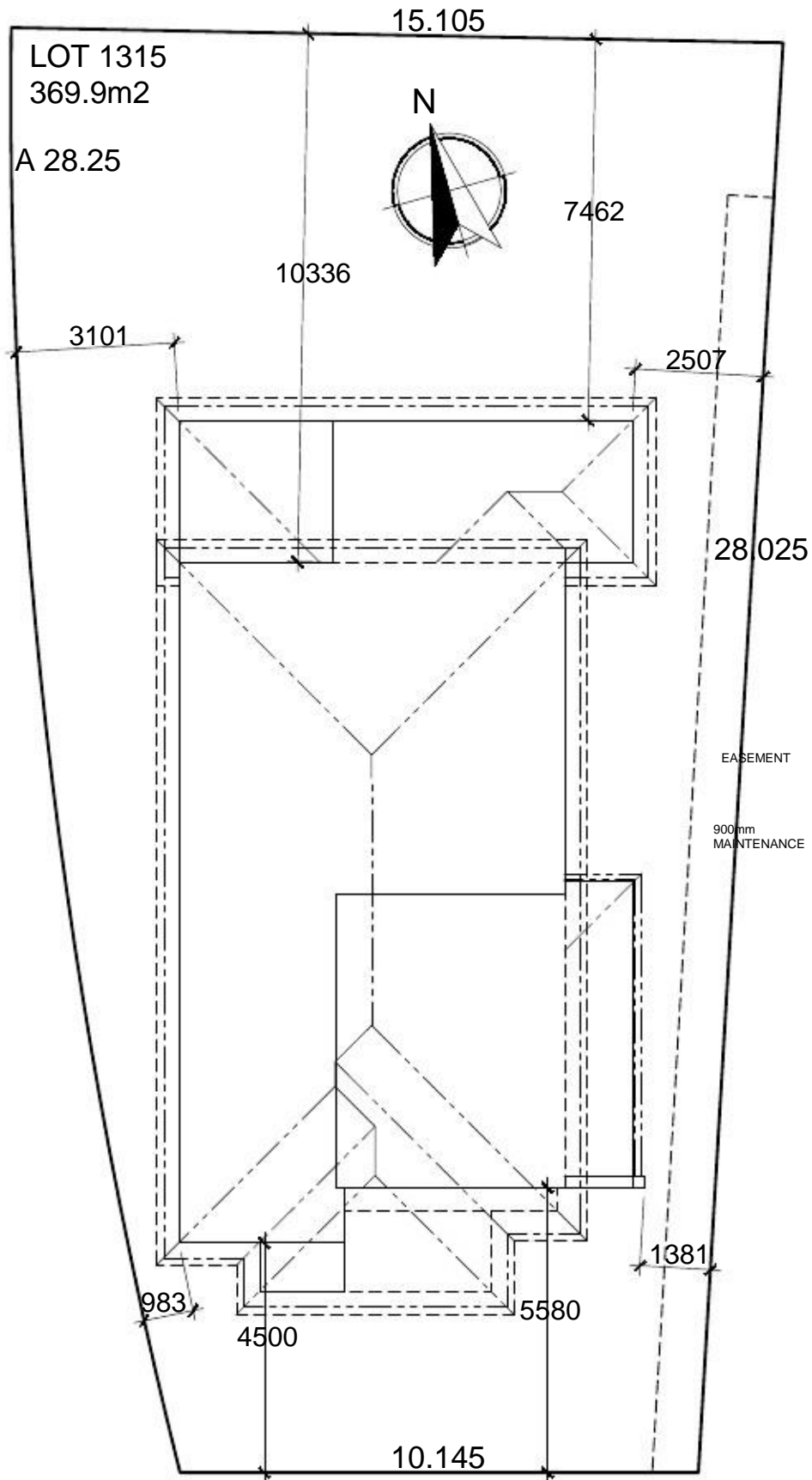
Land Size 369.9m<sup>2</sup>



FOR FURTHER DETAILS VISIT OUR DISPLAY HOMES

Edmondson Park - 27 Clement Road | Oran Park - 20 Sargents Road | Sales Office 02 9608 3333  
Email sales@csbhomes.com.au | Website www.csbhomes.com.au

CSB Homes Telephone: (02) 9607 9775  
Unit 5A Hoxton Park Road, Fax: (02) 9608 6600  
Prestons NSW 2171  
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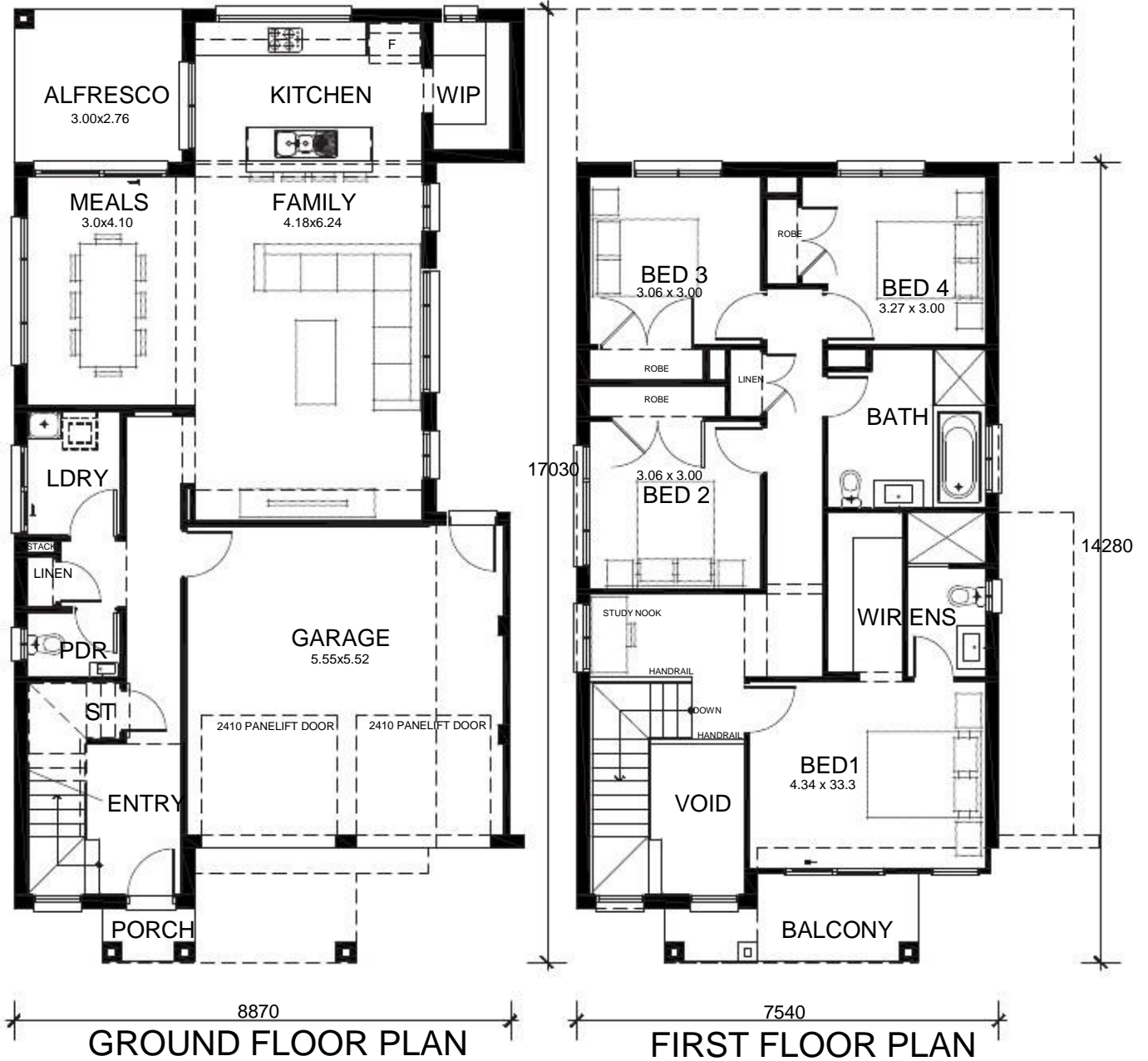
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FLOOR AREAS

|                      |                     |
|----------------------|---------------------|
| GROUND FLOOR LIVING: | 86.25m <sup>2</sup> |
| FIRST FLOOR LIVING:  | 85.41m <sup>2</sup> |
| VOID:                | 10.73m <sup>2</sup> |
| BALCONY:             | 6.17m <sup>2</sup>  |
| GARAGE:              | 33.61m <sup>2</sup> |
| ALFRESCO:            | 8.28m <sup>2</sup>  |
| PORCH:               | 1.60m <sup>2</sup>  |

|          |                      |
|----------|----------------------|
| TOTAL:   | 232.05m <sup>2</sup> |
| SQUARES: | 24.98sq              |



**ARIA 24.98 SQUARES  
LOT 1315 AUDLEY CIRCUIT**