

# HOUSE + LAND

▶ Large Level 450m<sup>2</sup> Block at Emerald Hills!



Lot 2052 Emberson St

LEPPINGTON

\$ **739,500**

## Package includes:

- Standard site costs
- Custom design options\*
- Upgraded Façade feature
- Ducted Air Conditioning
- 2.6m ceiling height
- Security doors
- Alarm system
- 20mm Caesar Stone bench tops to kitchen
- 20mm Caesar Stone bench tops to Bathroom
- Stencil concrete driveway & path to front
- Tiled Alfresco area
- Fly screens to all opening windows
- Carpet to bedrooms
- Floor tiles to living areas
- Vertical blinds
- NBN Compliance
- Development application filing fees
- BASIX compliance
- Statutory warranties
- Builders agreed maintenance - 90 days from the practical completion

## Eco-friendly features:

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

\*Terms & Conditions apply



4



2



Double  
Garage



House Size  
22.37 Sq



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

\*The information and package pricing is correct at the time of publication 1/12/2018 but subject to change without notice. All designs subject to copyright. The images depicted in this advertisement are for illustrative purposes only and incorporate upgraded façade features, landscaping and other decorative items which are not included in the advertised price. Price incorporates CSB Homes' Standard Site Costs only and may vary subject to site survey, site specific conditions, planning and authority controls, and developer guidelines or requirements.

**FOR FURTHER DETAILS VISIT OUR DISPLAY HOMES**  
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