



Lot 28 Byron Rd  
**LEPPINGTON**

**\$ 611,500**

## Package includes:

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

## Eco-friendly features:

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

\*Terms & Conditions apply



ROOM	MEAS
Garage	20.00m <sup>2</sup>
Living Area	16.50m <sup>2</sup>
Kitchen	7.00m <sup>2</sup>
Bathroom	4.00m <sup>2</sup>
Bedroom 1	10.00m <sup>2</sup>
Bedroom 2	10.00m <sup>2</sup>
Bedroom 3	10.00m <sup>2</sup>
Family Room	16.50m <sup>2</sup>
Alfresco	4.00m <sup>2</sup>
Driveway	20.00m <sup>2</sup>
Front Entry	4.00m <sup>2</sup>
Back Entry	4.00m <sup>2</sup>
Staircase	4.00m <sup>2</sup>
W.C.	4.00m <sup>2</sup>
Laundry	4.00m <sup>2</sup>
Storage	4.00m <sup>2</sup>
Roof	4.00m <sup>2</sup>
Other	4.00m <sup>2</sup>
<b>Total</b>	<b>165.00m<sup>2</sup></b>



3



2



Single  
Garage



House Size  
16.5 Sqs



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

\*The information and package pricing is correct at the time of publication (3/3/2018) 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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