

# HOUSE + LAND

Spacious Family Home + Granny Flat!



Lot 19 Pershing Ave

**EDMONDSON PARK**

**\$ 897,500**

## Package includes:

- Standard site costs
- Custom design options Upgrades\*
- 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 bathrooms
- 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 Compliance
- Development application filing fees
- BASIX compliance
- Statutory warranties
- Builders agreed maintenance - 90 days from the practical completion



6



4



Double Garage



House Size  
27 Sqs



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

## Eco-friendly features:

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

\*Terms & Conditions apply

\*The information and package pricing is correct at the time of publication 1/2/2018 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**  
Edmondson Park - 27 Clement Road  
Oran Park - 20 Sargent Street

Sales Office: (02) 9608 3333  
Joe Joseph: 0411 615 859  
Email - joejoseph@csbhomes.com.au  
Website - www.csbhomes.com.au