

# House & Land Packages

8 Agaricus Road,  
OAKVILLE

**\$1,325,950**

## PACKAGE INCLUSIONS

- ▶ Classic Facade
- ▶ Upgraded Site Cost Allowance
- ▶ Upgraded Ceiling Height to 2.6m
- ▶ Ducted Air Conditioning
- ▶ 600mm Westinghouse Appliances
- ▶ 20mm Smart Stone Kitchen Benchtops
- ▶ Bathroom Wall Tiling to 1.2m High
- ▶ Free Standing Bathtub
- ▶ Upgraded Downlights Package
- ▶ Security Alarm System
- ▶ Panel Lift Garage Door
- ▶ Vertical Blinds
- ▶ Flyscreens to all Opening Windows
- ▶ Carpets to Bedrooms
- ▶ Tiling Living Areas
- ▶ Driveway
- ▶ Brick Letterbox (Bagged & Painted Finish)
- ▶ Upgraded BASIX Allowance Included
- ▶ Builder's agreed maintenance period - 90 days from practical completion
- ▶ NBN Pre-Wire (Builder's Provision)
- ▶ Custom design options available\*
- ▶ Development application fees

## Registered Land

Leppington Living Display Village  
5 Twilight Street, Leppington 2179

HomeWorld Marsden Park Sales Office  
28 Ellison Street, Marsden Park

0458 50 60 70 | (02) 9608 3333  
sales@csbhomes.com.au



\*The information and package pricing is correct at the time of publication 16/11/23 but subject to change without notice. All designs are 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, 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.

**FREE  
SOLAR PANEL  
SYSTEM  
INCLUDED**

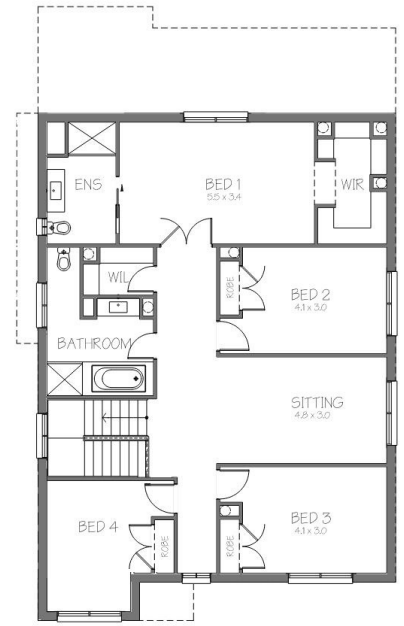


**CSB Homes**  
foremost in quality since 1994  
*it's personal!*



**Custom 32.5**

*Façade priced on application*



MINIMUM LAND DIMENSIONS		BED	BATH	CAR
HOUSE SIZE	32.50SQ	4	3	2
LAND SIZE	347M2			

[www.csbhomes.com.au](http://www.csbhomes.com.au)

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## Oakville Highlights

- ▶ 10 minute drive to North Kellyville & Marsden Park
- ▶ 5 minutes from Rouse Hill Town Centre & Metro Station
- ▶ Surrounded by a selection of leading Schools
- ▶ Rouse Hill Hospital expected to commence construction Q2 2023
- ▶ 40 minute drive to Sydney CBD

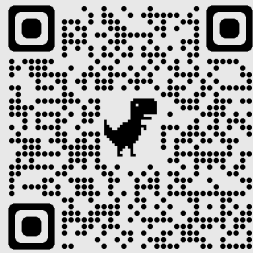
The long-term value of a new home goes beyond the cost of its construction.

To find out more about the CSB Homes difference, scan the below QR code to go Behind the Build!



**Behind the Build**

CSB Homes



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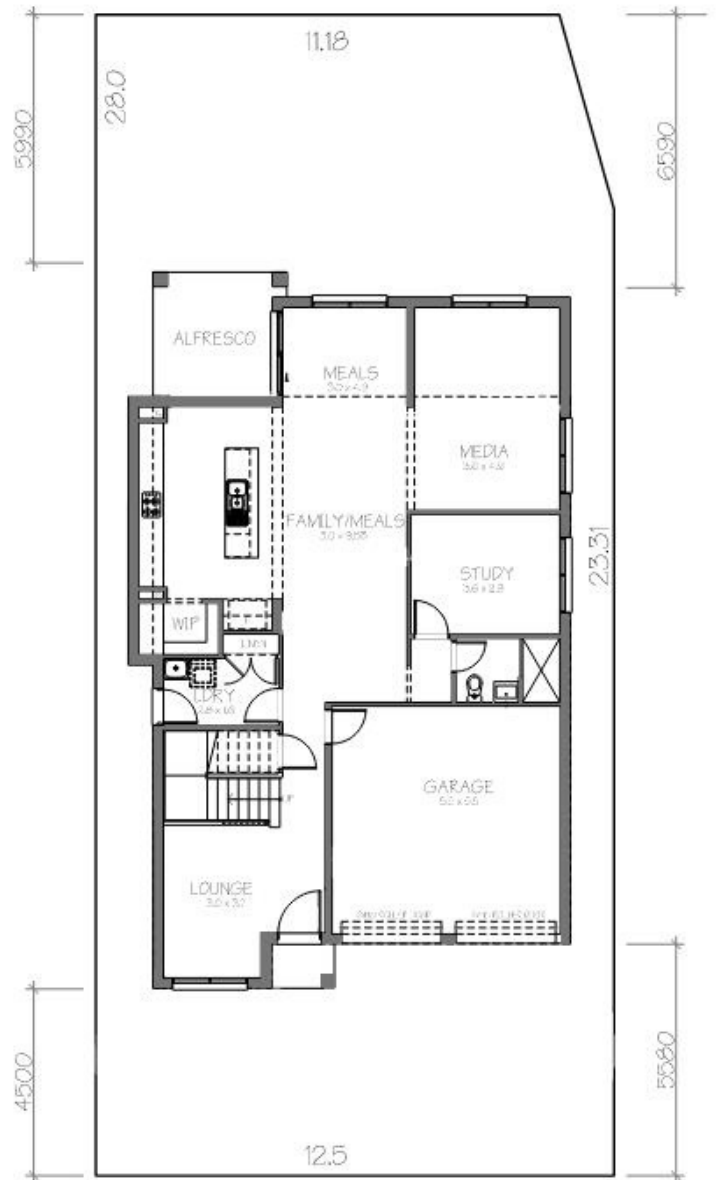


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**CUSTOM DESIGN OPTIONS AVAILABLE**

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SUBJECT TO SURVEY



LOT 27 PROPOSED ROAD

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