

# House & Land Packages

Lot 35, Sixteenth Avenue,  
AUSTRAL

## \$968,800

### PACKAGE INCLUSIONS

- ▶ Modern Facade Included
- ▶ Upgraded Site Allowance
- ▶ Upgraded Ceiling Height to 2.6m
- ▶ Ducted Air Conditioning
- ▶ 600mm Westinghouse Appliances
- ▶ 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

**+ \$30,000 worth of upgrades for FREE\***

### Registration Imminent

Leppington Living Display Village  
5 Twilight Street, Leppington 2179

HomeWorld Marsden Park Sales Office  
28 Ellison Street, Marsden Park

0468 397 931 | (02) 9608 3333  
sales@csbhomes.com.au



\*Terms and Conditions Apply. The information and package pricing is correct at the time of publication 08/03/2024 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.

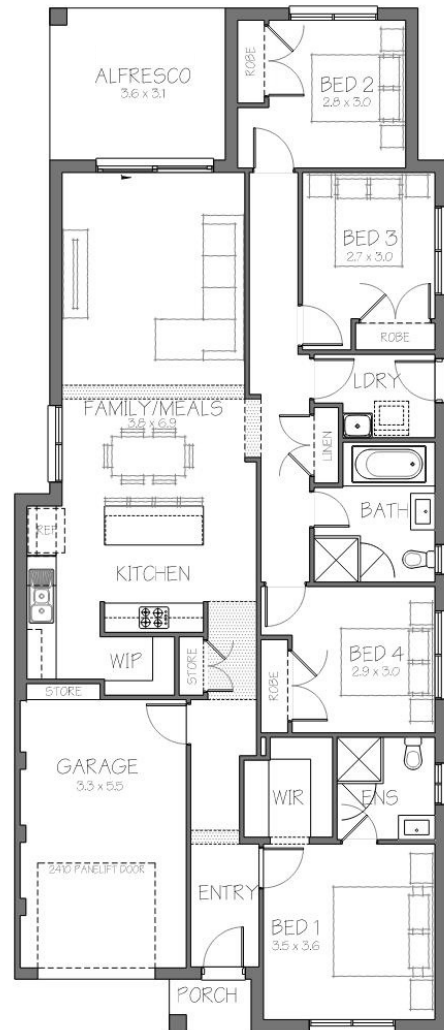


**CSB Homes**  
foremost in quality since 1994  
*it's personal!*



**Luisa 18.7**

*Façade priced on application*



MINIMUM LAND DIMENSIONS		BED	BATH	CAR
HOUSE SIZE	18.70SQ	4	2	1
LAND SIZE	300M2			

www.csbhomes.com.au

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AUSTRAL

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### Austral Highlights

- ▶ Close Proximity to M5 & M7 Motorways
- ▶ 7 minute drive to Leppington Station
- ▶ Surrounded by a selection of new schools
- ▶ 15 minutes from new Badgery's Creek Airport

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



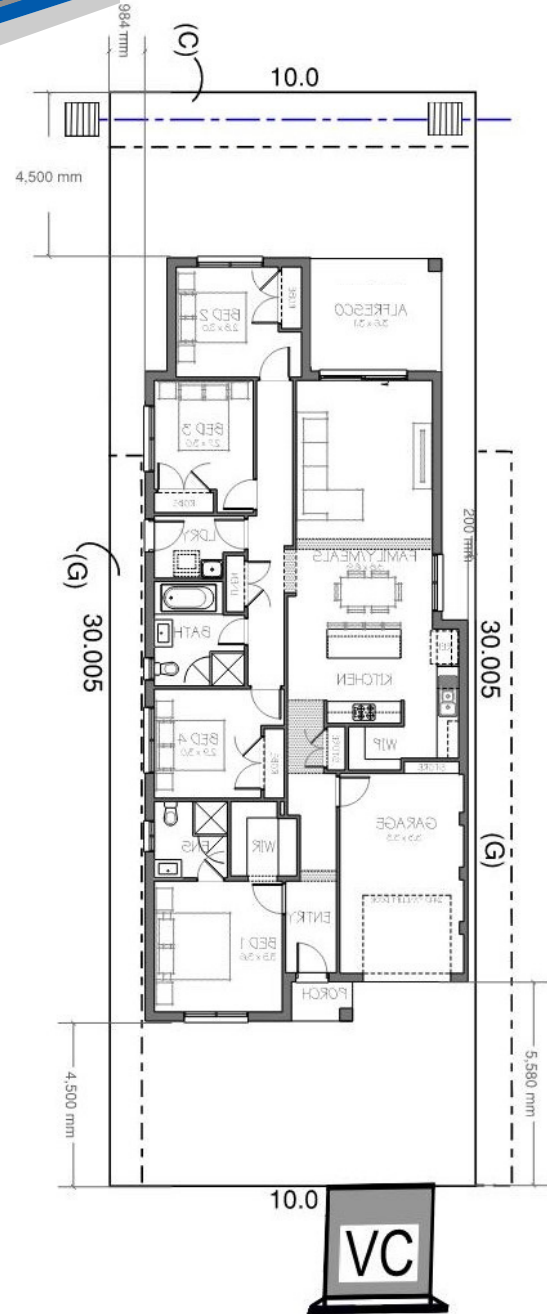
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## SIXTEENTH AVENUE

Registration Imminent

MINIMUM LAND DIMENSIONS	BED	BATH	CAR
HOUSE SIZE 18.70SQ	4	2	1
LAND SIZE 300M2			

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