

# House & Land Packages

48 Tinonee Street,  
Hoxton Park

**\$1,083,400**

## PACKAGE INCLUSIONS

- ▶ Modern Facade Included
- ▶ Upgraded Site Cost Allowance
- ▶ Upgraded Ceiling Heights to 2.6m
- ▶ Ducted Air Conditioning
- ▶ 600mm Westinghouse Appliances
- ▶ 20mm Upgraded Kitchen & Bathroom 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

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



\*The information and package pricing is correct at the time of publication 29/04/2024 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.

**FREE  
SOLAR PANEL  
SYSTEM  
INCLUDED**



MODERN

Façade priced on application

## Amara 21



### MINIMUM LAND DIMENSIONS

HOUSE SIZE 20.95SQ  
LAND SIZE 300M2

### BED BATH CAR

4 3 1

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## Hoxton Park Highlights

- ▶ Walking distance to Good Shepherd Primary School & Good Samaritan Catholic College
- ▶ Surrounded by an established community, including local shops and leading schools
- ▶ Close proximity to M7/M5 Motorways

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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5 Twilight Street, Leppington 2179

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28 Ellison Street, Marsden Park

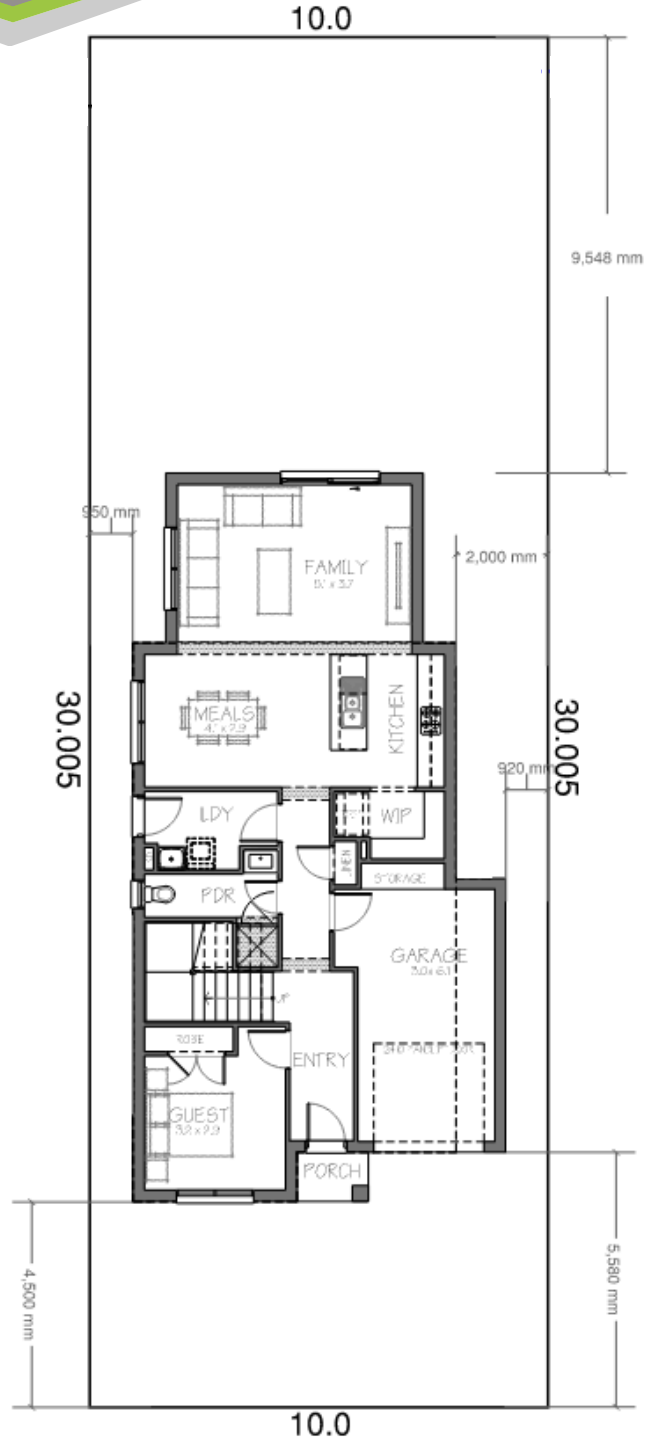
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it's personal!  
CUSTOM DESIGN OPTIONS AVAILABLE

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CELEBRATING 30 years OF BUILDING QUALITY HOMES  
CSB Homes



Registered Land

MINIMUM LAND DIMENSIONS		BED	BATH	CAR
HOUSE SIZE	20.95SQ	4	3	1
LAND SIZE	300M2			

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