

# House & Land Packages

Lot 31 Wugan Road,  
AUSTRAL

**\$1,168,000**

## PACKAGE INCLUSIONS

- ▶ Modern Facade Included
- ▶ Upgraded Site Cost Allowance
- ▶ 2.6m Ground Floor Ceiling Height
- ▶ Ducted Air Conditioning
- ▶ 600mm Westinghouse Appliances
- ▶ 20mm Caesarstone Kitchen Benchtops
- ▶ Soft Close Doors/Drawers to Standard Kitchen Plan
- ▶ Bathroom Wall Tiling to 1.2m High
- ▶ Free Standing Bathtub
- ▶ Frameless (Polished Edge) Vanity Mirrors
- ▶ Upgraded Downlights Package
- ▶ Security Alarm System
- ▶ Sliding Mirror Robe Doors to Robes
- ▶ Panel Lift Garage Door
- ▶ Vertical Blinds
- ▶ Flyscreens to all Opening Windows
- ▶ Carpets to Bedrooms
- ▶ Tiling Living Areas
- ▶ Driveway
- ▶ Eave Vents & Whirly Birds
- ▶ 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

Austral House & Land Sales Office  
315 Fifteenth Avenue, Austral 2179

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



**FREE  
SOLAR PANEL  
SYSTEM  
INCLUDED**



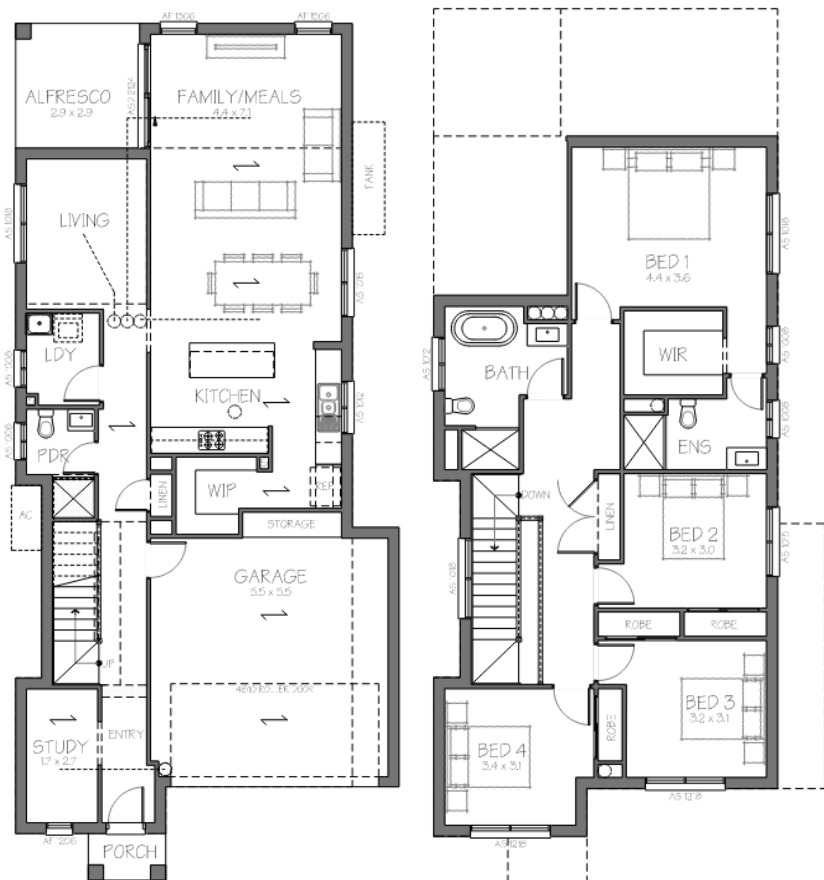
**CSB Homes**  
foremost in quality since 1994  
*it's personal!*



Facade for illustration purposes only - subject to final design

**Lara 27**

*Façade priced on application*



MINIMUM LAND DIMENSIONS		BED	BATH	CAR
HOUSE SIZE	27.26SQ	4	3	2
LAND SIZE	366.5M2			

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

\*The information and package pricing is correct at the time of publication 09/05/2025 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.

# House & Land Packages

Lot 23 Wugan Road,  
AUSTRAL

**\$1,168,000**

## 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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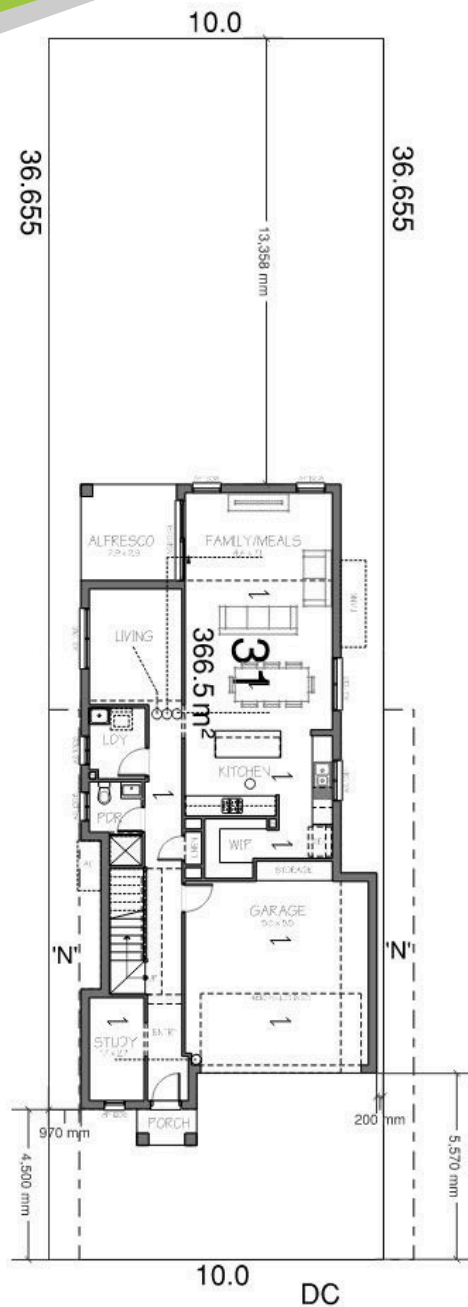
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**CUSTOM DESIGN OPTIONS AVAILABLE**

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WUGAN

ROAD

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