

House & Land Packages

Lot 204 Ninth Avenue,
AUSTRAL

\$1,063,900

PACKAGE INCLUSIONS

- ▶ Modern Facade
- ▶ 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
- ▶ 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

Registration Expected Q3 2025

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**



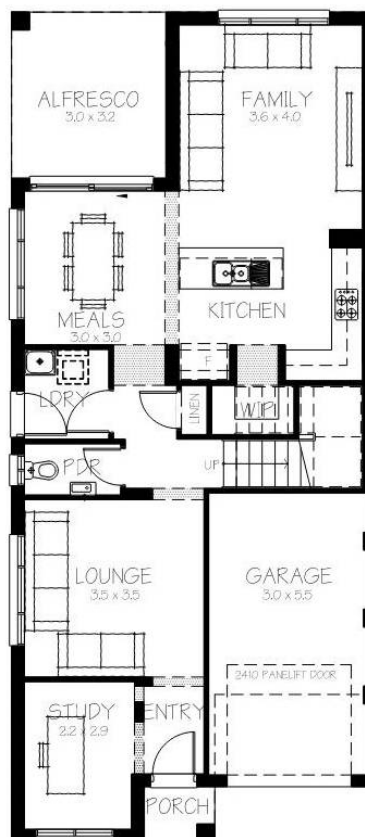
CSB Homes
foremost in quality since 1994
it's personal!



Eva 23.4 SQ

*Facade shown
for illustrative
purposes only*

*Facade priced on application -
Illustrative Purposes Only*



MINIMUM LAND DIMENSIONS		BED	BATH	CAR
HOUSE SIZE	23.40SQ	4	2.5	1
LAND SIZE	273M2			

www.csbhomes.com.au

*The information and package pricing is correct at the time of publication 31/05/2025 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 facade 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.

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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 Badgerys Creek Airport

The long-term value of a new home goes beyond the cost of it's 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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