

House & Land Packages

**FREE
SOLAR PANEL
SYSTEM
INCLUDED**



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

Lot 4821

MENANGLE PARK ~~\$1,668,880~~

\$1,648,880**

PACKAGE INCLUSIONS

- ▶ Hamptons 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



Facade for illustration purposes only
- subject to final design

Custom 39

Façade priced on application



Registration Expected Q4 2025

Leppington Living Display Village
5 Twilight Street, Leppington 2179

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

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



*The information and package pricing is correct at the time of publication 19/05/2025 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 Package Discount promotion is only valid for building contracts entered into prior to 31st March 2025. Price listed on this brochure is the final package price, inclusive of the \$10,000 discount referenced on this and other related marketing material. Refer to one of our sales consultants for a full list of terms and conditions.

MINIMUM LAND DIMENSIONS		BED	BATH	CAR
HOUSE SIZE	39.22SQ	4	3	2
LAND SIZE	751M2			

www.csbhomes.com.au

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**CUSTOM
DESIGN
OPTIONS
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Lot 4821

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Menangle Park Highlights

- ▶ Over 136 hectared of planned open spaces
- ▶ Future School & Town Centre
- ▶ Dedicated Exit from Hume Motorway
- ▶ 5 minute drive to Macarthur Square

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



Leppington Living Display Village
5 Twilight Street, Leppington 2179

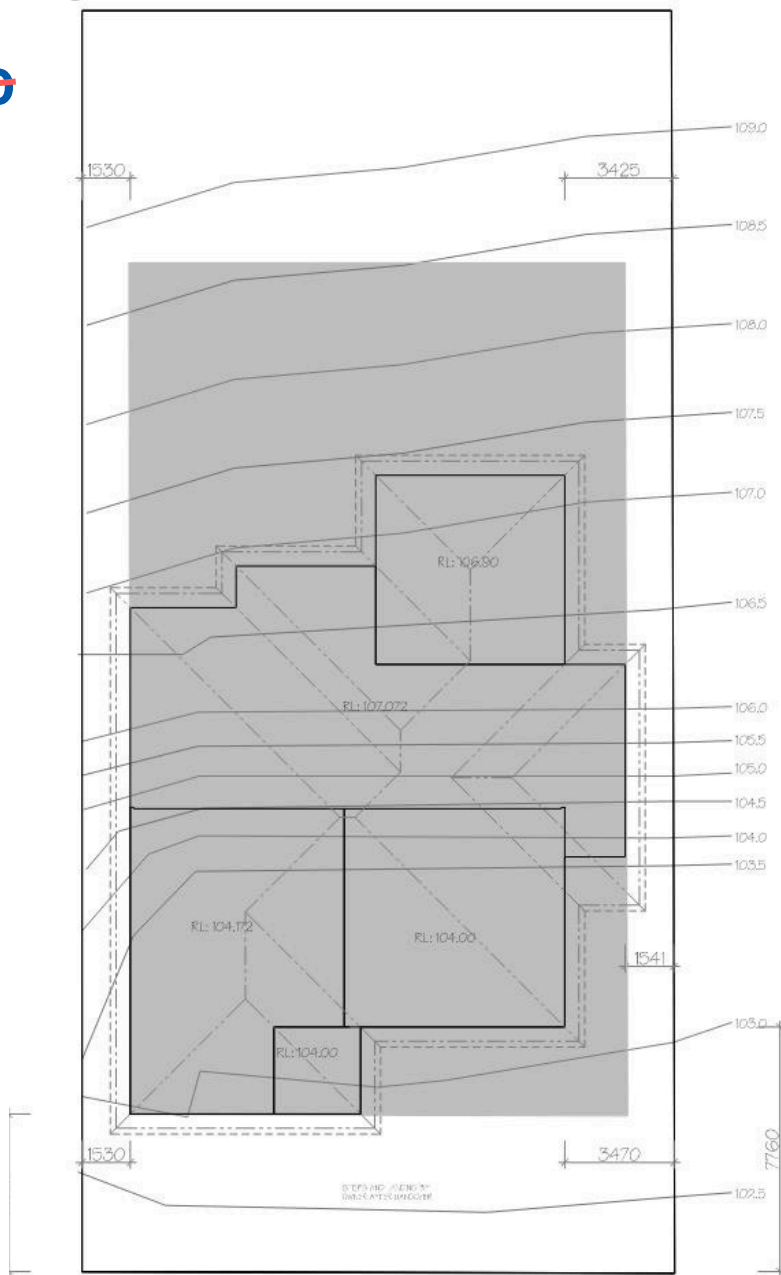
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LOT 4821 - 751m²

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LAND SIZE	751M2			

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