

# House & Land Packages

Proposed Lot,  
Twelfth Avenue, Austral  
**\$1,039,800**

## PACKAGE INCLUSIONS

- ▶ Modern Facade Included
- ▶ Upgraded Site Cost Allowance
- ▶ Ground Floor Ceiling Height to 2.6m
- ▶ Ducted Air Conditioning
- ▶ 600mm Westinghouse Appliances
- ▶ Bathroom Wall Tiling to 1.2m High
- ▶ 20mm Kitchen Benchtop Upgrade Allowance
- ▶ 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
- ▶ 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 Q2 2026

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 21/09/2025 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.

**FREE  
SOLAR PANEL  
SYSTEM  
INCLUDED**



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



**Erynn 17SQ**

*Façade for illustration purposes only – subject to final design'*



MINIMUM LAND DIMENSIONS		BED	BATH	CAR
HOUSE SIZE	17SQ	3	2	1
LAND SIZE	300M2			

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

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## Leppington 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 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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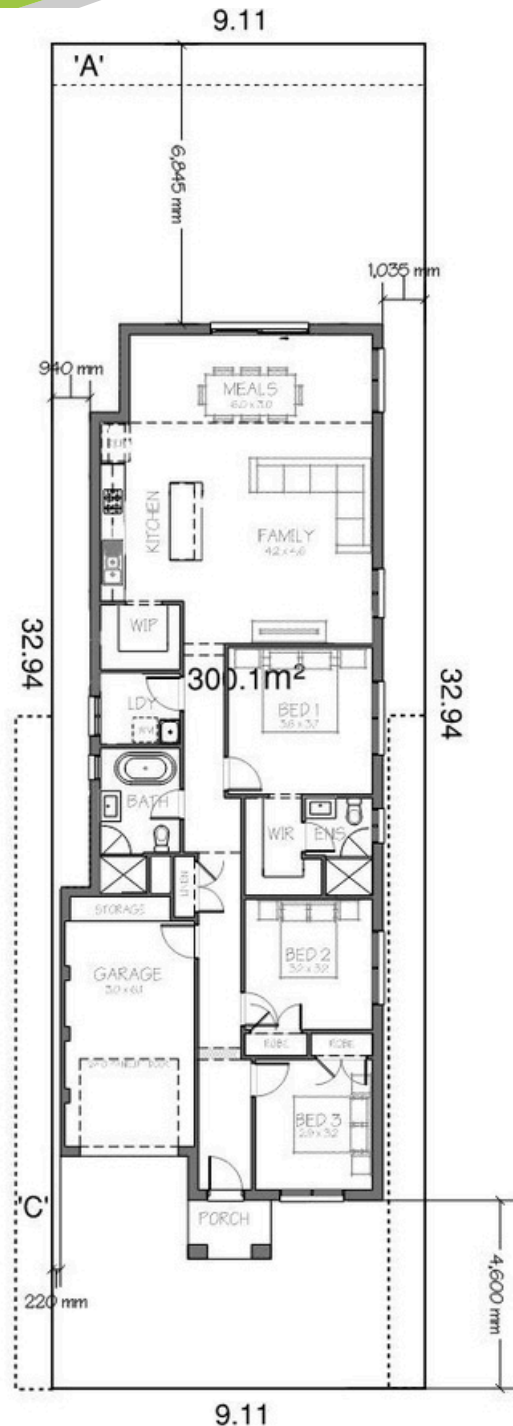
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DESIGN  
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