

**FIXED DESIGN
ONE CONTRACT
PAY ON COMPLETION!**



ARTIST IMPRESSION ONLY

\$1,249,900 FIXED PRICE HOME + LAND PACKAGE

Potential \$1,000p/w Return!

CORDEAUX + STUDIO

LAND SIZE: 298.1m² | HOUSE SIZE: 219.47m² | STUDIO: 96.68m²

LOT 656 BISCUIT STREET, LEPPINGTON

INCLUSIONS: (Main Dwelling)

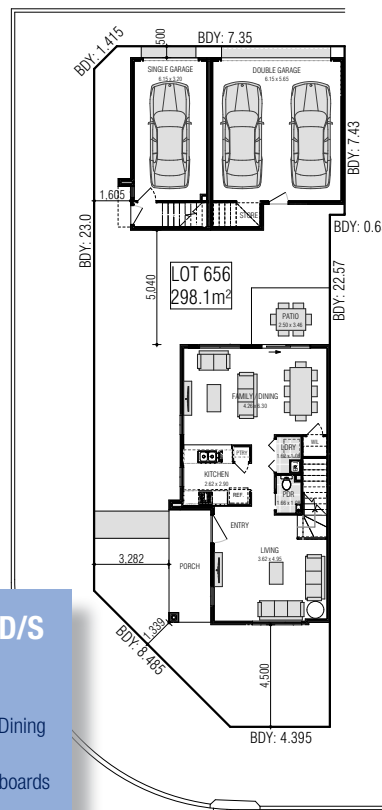
- ✓ 4 Bedrooms with Double Locked-up Garage
- ✓ Ceramic Tiling to Porch, Entry, Kitchen, Living, Dining, Alfresco & Balconys
- ✓ Carpet to Stairs, Sitting & Bedrooms
- ✓ Natural gas package incl. Instantaneous HWS
- ✓ Fixed Site Costs & Basix Requirements
- ✓ Insulation to Ceiling & Walls (Except Garage)
- ✓ 2.59m Ceilings (Ground Floor Only)
- ✓ H2 Termite Treated Frame
- ✓ Granitguard Perimeter Termite Protection
- ✓ Coloured concrete Driveway & Pathway to Porch
- ✓ Remote Control Panel Lift Garage Door
- ✓ Stone benchtop to Kitchen
- ✓ 900mm Westinghouse Appliances
- ✓ Alarm System
- ✓ 10 LED Downlights
- ✓ Video/Audio Intercom System
- ✓ Fully Ducted Day/Night Air Conditioning
- ✓ **LIVING PLUS INCLUSIONS***

***DUAL LIVING D/S INCLUSIONS:**

- ✓ Ceramic Tiling to Porch
- ✓ Vinyl to Kitchen, Living/Dining
- ✓ Carpet to Bedrooms
- ✓ Laminated Kitchen Cupboards & Benchtop
- ✓ 600mm Westinghouse appliances
- ✓ Split System Air conditioning

AGNES LANE

GUILD AVENUE



BISCUIT STREET

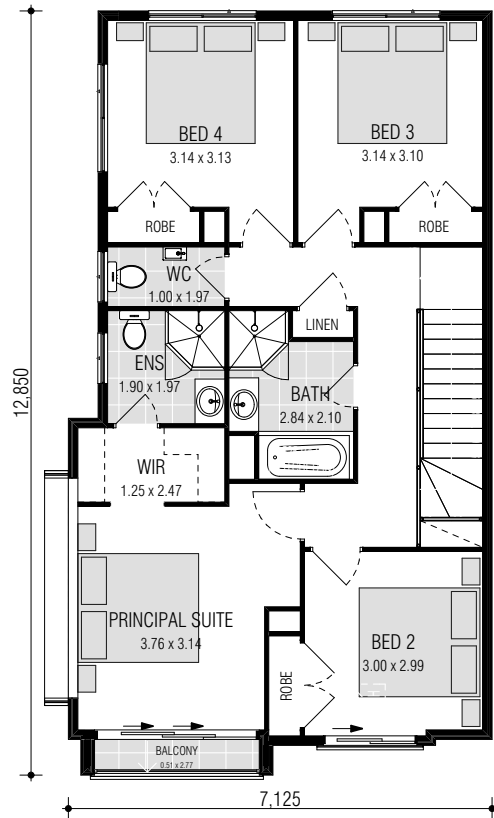
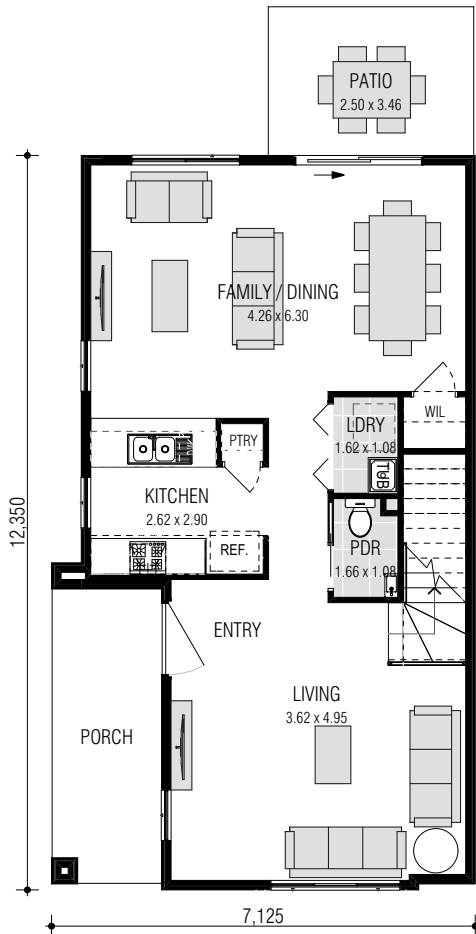
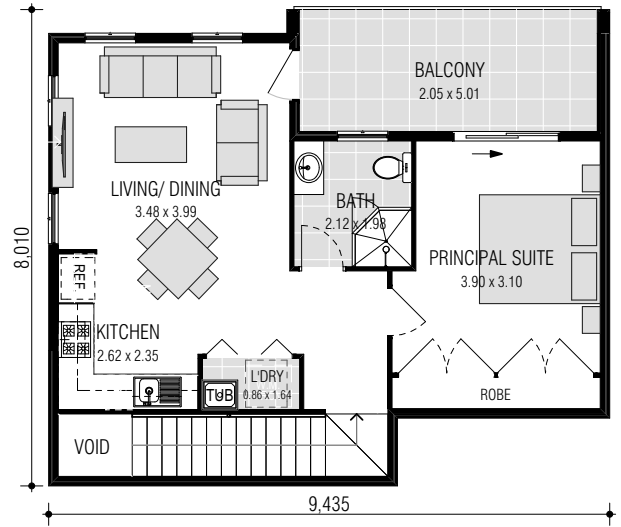
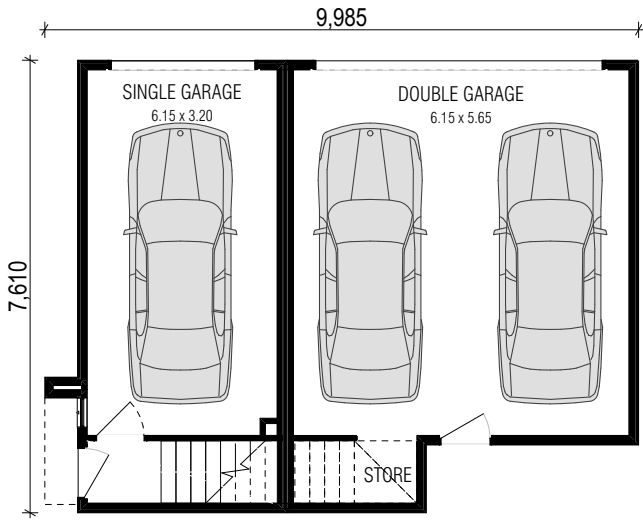
UPGRADES PLUS
(APPLIES TO MAIN DWELLING ONLY)

- ✓ Gloss Vanities
- ✓ Gloss Two-tone Kitchen Cupboards
- ✓ Soft Close Doors and Drawers to Kitchen & Vanities
- ✓ Finger Pull to Overhead Kitchen Cupboards
- ✓ Front Door Upgrade
- ✓ Accent Internal Panel Doors
- ✓ Covan Deadlock Handle Set to Front Door
- ✓ Full Height Wall Tiling to Bathroom & Ensuite
- ✓ Selected Glazed Porcelain Tiles to Wet Areas
- ✓ Selected Glazed Porcelain Tiles to the Main Floor Areas (500x500)

INCLUSIVE PLUS

- ✓ Turf to front & rear
- ✓ Letterbox
- ✓ Planting to front yard
- ✓ Fencing to Rear & Side boundaries
- ✓ 1 x side Gate and fixed panel as required
- ✓ Washed pebble path to sides
- ✓ Flyscreens to all opening windows

DISCLAIMER: Our advice is general only does not take into account your specific financial circumstances. Any advice should be sought from your financial advisor. Figures are based on rental averages at the time of creation.



GROUND FLOOR

FIRST FLOOR