

The Ellis



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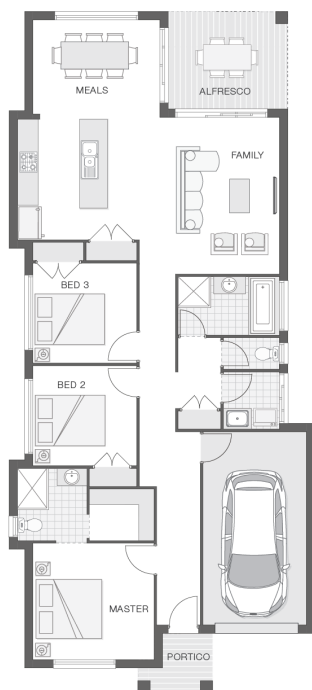
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16 sq

Facade name: Byron

House Plan:



LOT #224

Clearstate at Rouse Hill

Address: Road 3, Rouse Hill, 2155



280 m²

House and land package price:

From **\$782,900***

About package:

This Adenbrook Home & Land package is located in the highly sought-after estate of Rouse Hill.

Set on a 280m² block of land, we have coupled it with our Ellis home design. With 3 bedrooms, and great open-planned living space, you don't want to miss out on this one! The open plan living with integrated alfresco encourages a relaxed, casual lifestyle for living and entertaining.

This House and Land Package includes:-

- * Standard Site Costs and Standard Basix Requirements
- * Builders range tiles & carpet throughout home
- * Tiling to the Alfresco and Portico
- * Coloured Concrete Driveway
- * Daiken Reverse Cycle Ducted Air Con.
- * Caroma Bathroom Accessories
- * PLUS our fantastic Ultimate Upgrade Bundle!
- Our ULTIMATE BUNDLE PACKAGE has fantastic inclusions of
- * Monier Atura Low Profile Roof Tiles
- * 1020mm Entry Door
- * 20mm Stone benchtop to the kitchen, bathroom and Ensuite.
- * Westinghouse Dishwasher and Microwave, just to name a few

Don't miss out, call Adam today on 0450 076 039 to find out how to make this dream a reality

* Please note that images are indicative only. Please refer to your contract

ENQUIRE NOW:

Adam Khamas • P: 0450 076 039 • E: sydneywest.southwest@adenbrook.com.au

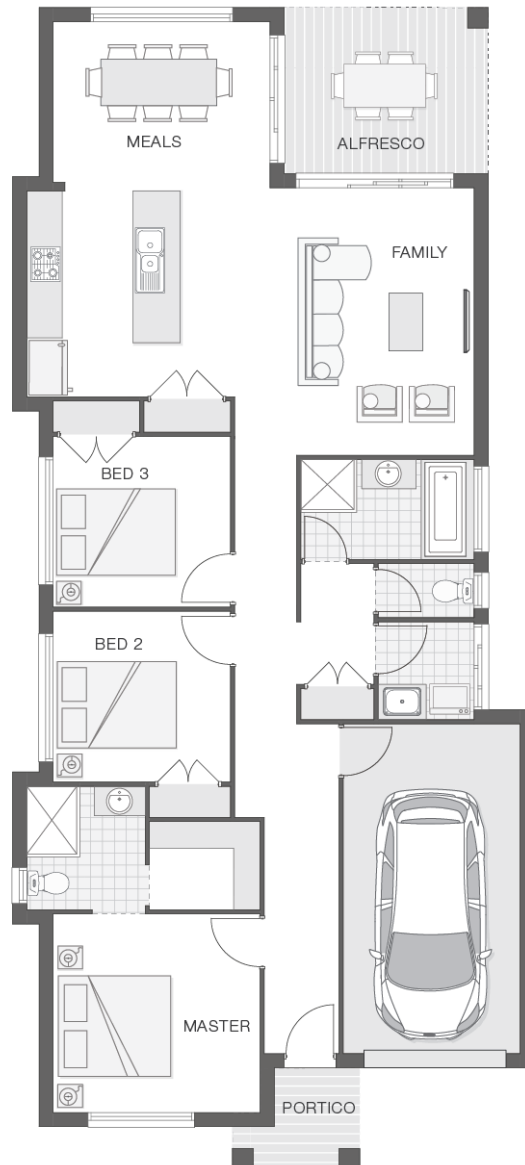
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House Features:

- ✓ Tiling to the Alfresco and Portico
- ✓ 1020mm Entry Door
- ✓ Standard Site Costs and Standard Basix Requirements
- ✓ Builders range tiles & carpet throughout home
- ✓ Daiken Reverse Cycle Ducted Air Conditioning
- ✓ Westinghouse Cooktop, Oven and Dishwasher
- ✓ 20mm Stone benchtop to the kitchen, bathroom and Ensuite.
- ✓ 2590mm Ceiling Upgrade to the Ground Floor Only
- ✓ Soft-close drawers and doors to Kitchen and Bathrooms
- ✓ Clipsal Iconic Ultramodern range Switch Gear
- ✓ R2 Walls and R4 Ceiling Insulation
- ✓ 2x Gas Points
- ✓ Coloured Concrete Driveway
- ✓ Shower Niches
- ✓ Monier Atura low-profile roof tiles
- ✓ Flyscreens To all openable windows
- ✓ Much More...

Estate Features:

- ✓ Rouse Hill Town Centre
- ✓ Rouse Hill Public School
- ✓ Rouse Hill Anglican College
- ✓ Rouse Hill Regional Park
- ✓ Riverstone High School
- ✓ Tallawong Metro Station



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