



The Carlson

4 2 2 28 sq

Facade name: Griffin

House Plan:



LOT #224

Clearstate at Rouse Hill

Address: Road 3, Rouse Hill, 2155



280 m²

House and land package price:

From **\$894,900***

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 Carlson home design. With 4 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

Images depicted on this site are for illustration purposes only. Facades and other images of homes and land estates may include optional upgrades, additional fixtures, finishes and home or estate features that are not included in the base price of the home or land package such as landscaping, feature tiling, decking, furnishing, feature lighting, pools, etc. Land estate pricing and plans are subject to developer guidelines and may vary at any time.

House Features:

- ✓ Tiling to the Alfresco and Portico
- ✓ 1020mm Entry Door
- ✓ Standard Site Costs and Standard Basic 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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