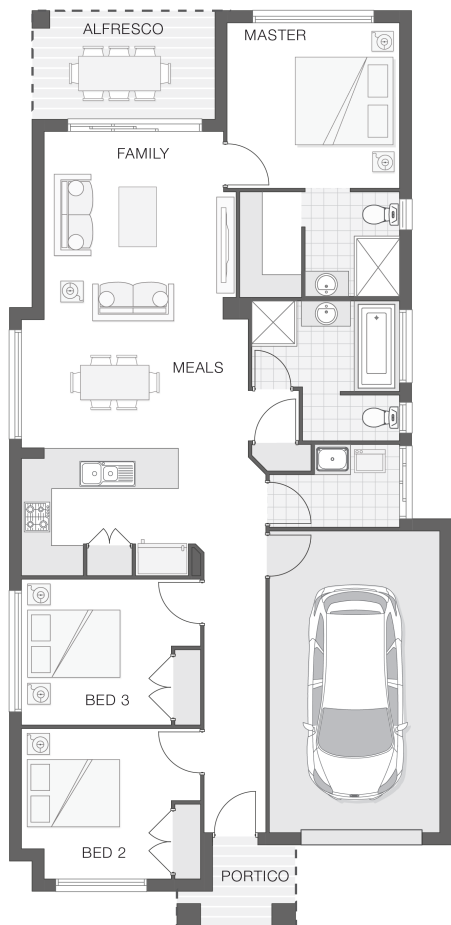


## The Dawson

3 2 1 15 sq

Facade name: Arden

### House Plan:



### LOT #36

Waratah Estate Austral

Address: Fifteenth Avenue, Austral, 2179



286.4 m<sup>2</sup>

House and land package price:

From **\$599,900\***

### About package:

This Adenbrook Homes house and land packages is in the beautiful estate of Waratah in Austral.

The Dawson home design is contemporary and intended to accommodate a small lot, yet still deliver on space, featuring a clever layout that is ideal for the growing family. The master retreat occupies the rear of the home alongside the alfresco dining space which flows through the open plan family, meals and kitchen zones then onto the additional bedrooms.

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

\*Please note this package is not eligible for the 25k Home Builders Scheme.

Contact us today to find out how we can help you create your dream house and land package. You can also view our Orion and Sapphire designs on display at 6 Coral Circuit, Leppington - contact our team to book your inspection today.

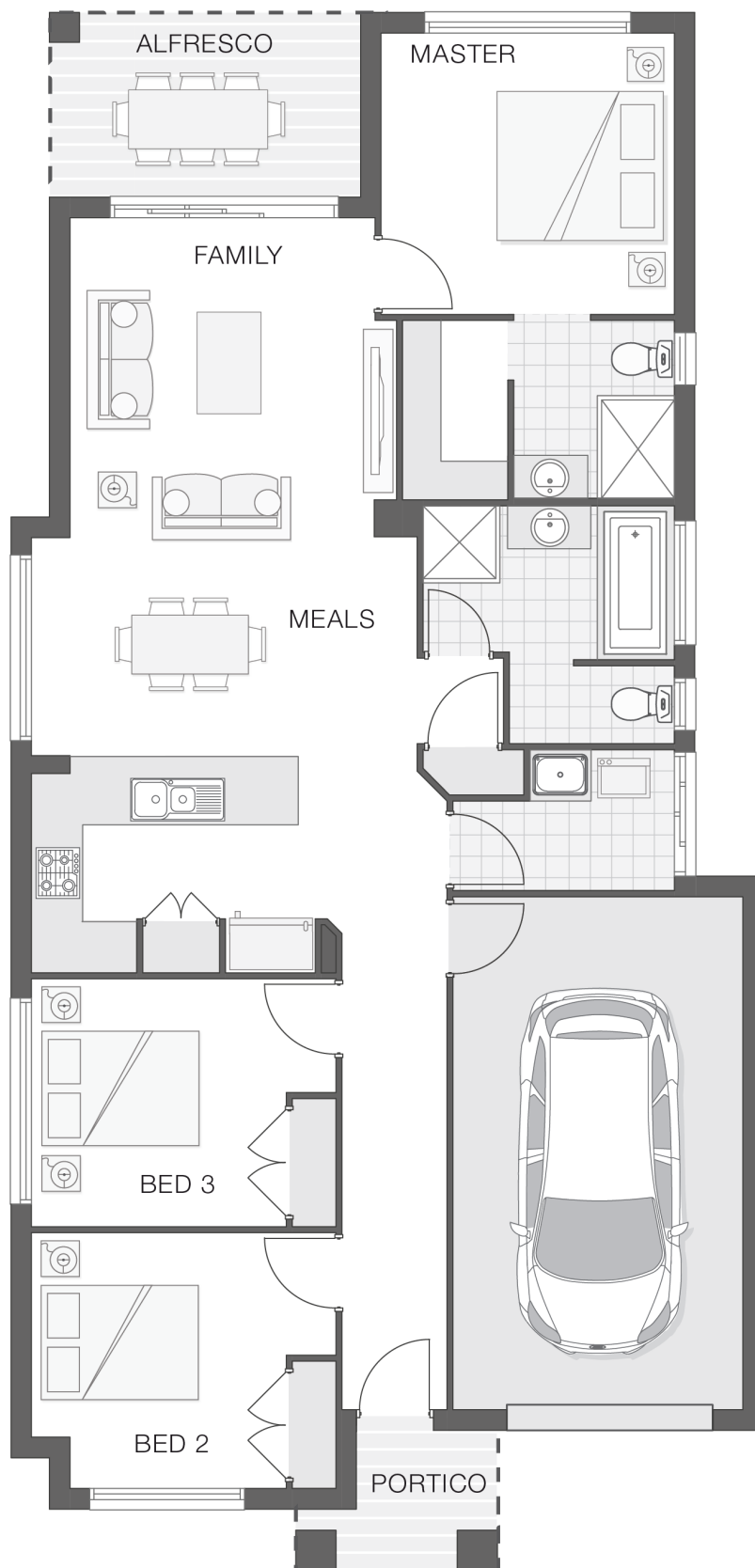
### ENQUIRE NOW:

Matthew Micallef • P: 0406 248 064 • E: [sydneywest.southwest@adenbrook.com.au](mailto:sydneywest.southwest@adenbrook.com.au)

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### House Features:

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



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