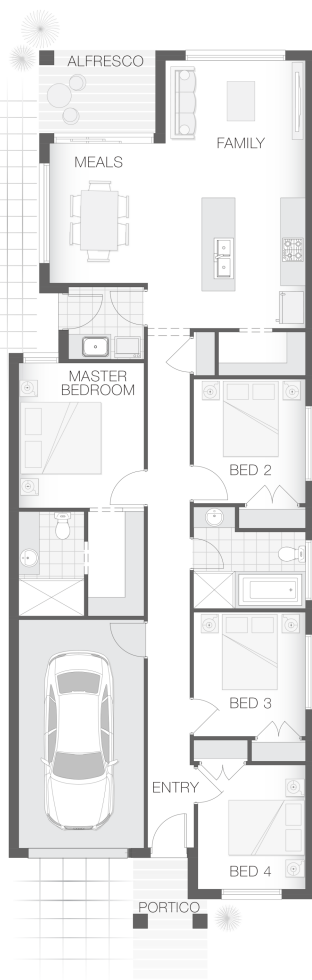


# The Phoenix

4 2 1 16 sq

Facade name: Byron

## House Plan:



## LOT #12

143-153 Heath Road

Address: Heath Road, Leppington, 2179



315 m<sup>2</sup>

House and land package price:

From **\$1,082,900\***

## About package:

This Adenbrook Home & Land package is located in the highly sought-after estate of Leppington. Set on a 315m<sup>2</sup> block of land, we have coupled it with our Phoenix home design. Land is due to register late 2023.

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
- \* 2590mm ceiling heights throughout (ground floor only to double storey homes)
  - \* shower Niche to Bathroom and Ensuite
  - \* Monier Atura Low Profile Roof Tiles
  - \* 1020mm Entry Door
  - \* Flyscreens to all openable windows
  - \* 20mm Stone benchtop to the kitchen, bathroom and Ensuite.
  - \* Westinghouse Dishwasher, just to name a few

Don't miss out, enquire today to find out how to make this dream a reality

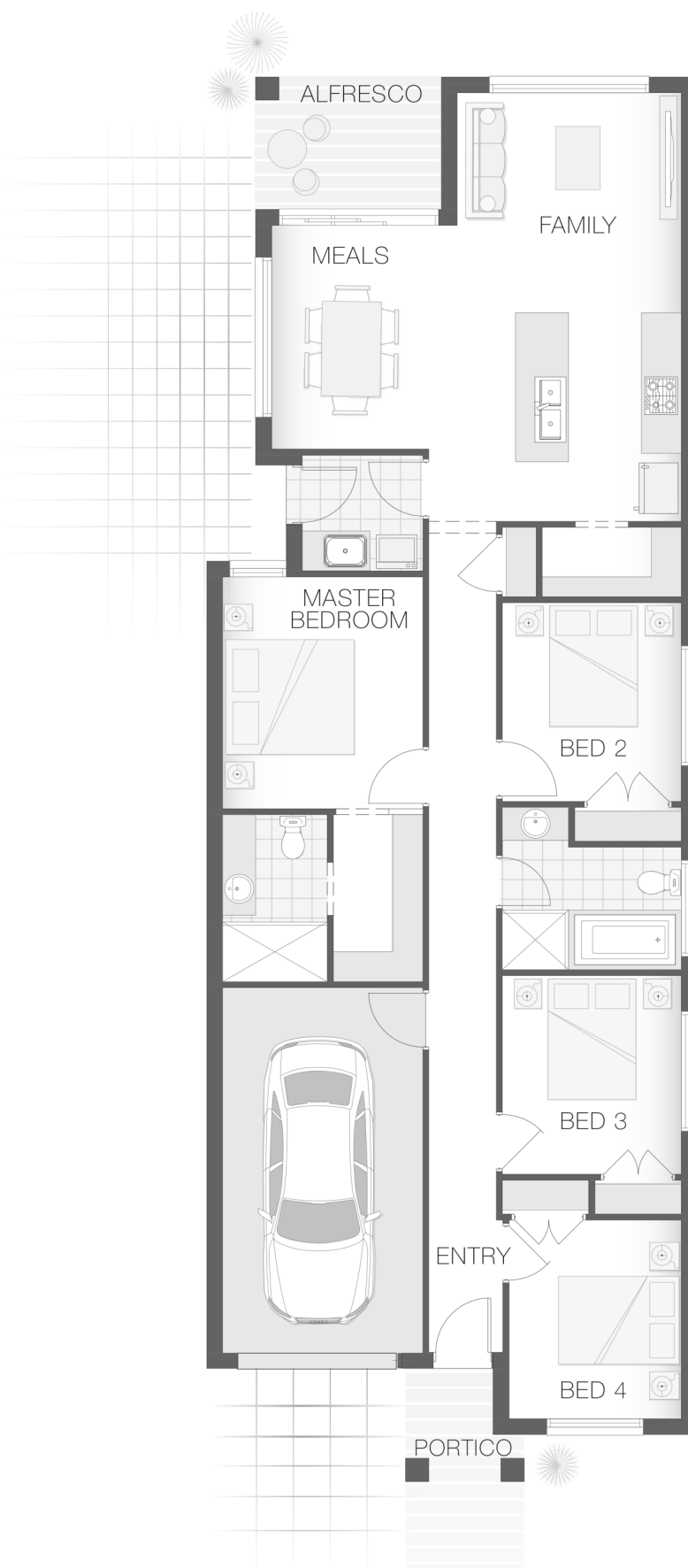
## ENQUIRE NOW:

Steve Hadfield • P: 0401 676 470 • E: [steve.hadfield@adenbrook.com.au](mailto:steve.hadfield@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
- ✓ Shower Niches
- ✓ R2 Walls and R4 Ceiling Insulation
- ✓ Soft-close drawers and doors to Kitchen and Bathrooms
- ✓ 2590mm Ceiling Upgrade
- ✓ Standard Site Costs and Standard Basix Requirements
- ✓ Coloured Concrete Driveway
- ✓ 20mm Stone benchtop to the kitchen, bathroom and Ensuite.
- ✓ 2x Gas Points
- ✓ Flyscreens To all openable windows
- ✓ Much More...
- ✓ Builders range tiles & carpet throughout home
- ✓ Daiken Reverse Cycle Ducted Air Conditioning
- ✓ Westinghouse Cooktop, Oven and Dishwasher
- ✓ Clipsal Iconic Ultramodern range Switch Gear
- ✓ Monier Atura low-profile roof tiles
- ✓ 2590mm Ceiling Upgrade to the Ground Floor Only



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