

House & Land Package

LAND REGISTERED & READY TO START THE BUILD PROCESS



Lot 117 Dalgat St Austral

(In 300 Fourth Ave)



Package Price

\$1,052,295

Inclusions

- Ceramic floor tiles to living areas.
- 1200mm high wall tiling to ensuite x1 & main bath x 1.
- Carpet to remainder of house / double powers points throughout
- "Color On" concrete driveway (up to 30m2).
- Vertical blinds to all windows (exc. wet areas/garage)
- 5 sensor alarm package / Hume Panel carve internal doors.
- Flyscreens to all windows / Auto garage door opener.
- Heavy Duty sarking to roof.
- National Broadband Network (NBN) Setup works – basic
- Site fencing / internal external stairs as required.
- Standard BASIX requirements / Gas pack inc. connection.
- Site costs – incl all piling to slab, geo tech site classification testing, landscape plan, all dirt removal & the following if required only by local authorities - Drop edge beams, rock excavation, H1 slab upgrade / salinity treatment to slab /sewer peg out and or Bal12.5 Bushfire construction.
- Extensive Casaview Homes standard inclusions.
- Incls upgrading dwelling to 7-Star minimum requirements - subject to formal ABSA certification

The Casaview 2026 Better Value Package at no extra cost

- Actron fully ducted air conditioning
- 2700mm ceilings GFL
- 6.6Kw Solar System
- 4 x internal ceiling fans, 1 x roof ventilator
- Soft close to joinery
- 20 LED downlights
- Fisher & Paykel 900mm Appliance package
- 40mm Caesarstone kitchen benchtop. 920mm wide
- Polytec Kitchen Joinery Doors & vanities
- Phoenix Arlo Tapware
- Oliveri Endeavor Double Sink
- Semi-frameless shower screens
- Shower niches, Smart Floor Waste
- Freestanding Bath tub, Seima Modia Toilet
- 2 & 4 Lamp Heat Light
- Heavy Duty Roof Sarking
- T2 House Frame
- 3 coat paint system
- R3.5 roof Insulation
- R2.0 ext wall insulation
- Omni Allure Front Door hardware
- 90mm Solid Pine Skirtings

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 **Leppington
Living**

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 **CASAVIEW
HOMES**

4 2 1

Ground Floor	118.73
Garage	18.81
Porch	4.22

This is a detailed floor plan of a 4-bedroom house. The overall dimensions are 7,910 units wide by 17,390 units deep. The layout includes:

- Living Room:** 6,480 x 3,290 / 3,660. Features a fireplace and access to the porch.
- Dining Room:** 1,040 x 920. Adjacent to the living room.
- Kitchen:** 3,720 x 2,670 / 4,310. Includes a sink, stove, and access to the garage.
- Garage:** 5,540 x 3,020. Attached to the side of the house.
- Entry:** 920 units wide, leading into the main living area.
- Bedrooms:**
 - Bed 1:** 3,500 x 3,330. Located at the front of the house.
 - Bed 2:** 2,830 x 2,980. Located in the middle of the house.
 - Bed 3:** 2,730 x 2,770. Located in the back of the house.
 - Bed 4 / Study:** 2,850 x 2,350. Located in the back corner.
- Bathrooms:**
 - Bath:** 1,500 x 700. Located between Bed 2 and Bed 3.
 - W.C. (Toilet):** Located near the entry.
- Other Rooms:**
 - Laundry (ldry):** 770 units wide, located near the living room.
 - Wardrobe (wir):** 720 units wide, located near Bed 1.
 - Storage:** Includes a closet (clo) near Bed 3 and a linen closet (linen) near the bath.

The plan also shows various architectural details like doors, windows, and furniture placement. Dimensions are provided for most rooms and overall sections.

boundary 10,000

1.5m wide easement to drain water

Lot 117
site area 322.3sqm

10,348

920

1,170

Proposed Residence

200

5,575

3,538

4,500

1,170

1,530

900 wide easement for access & maintenance

boundary 32,230

boundary 10,000