

# House & Land Package



0411278102  
LESTER HOPMAN

lester@crystelehomes.com.au



## Lot 41

Wugan Rd Austral,  
NSW 2179

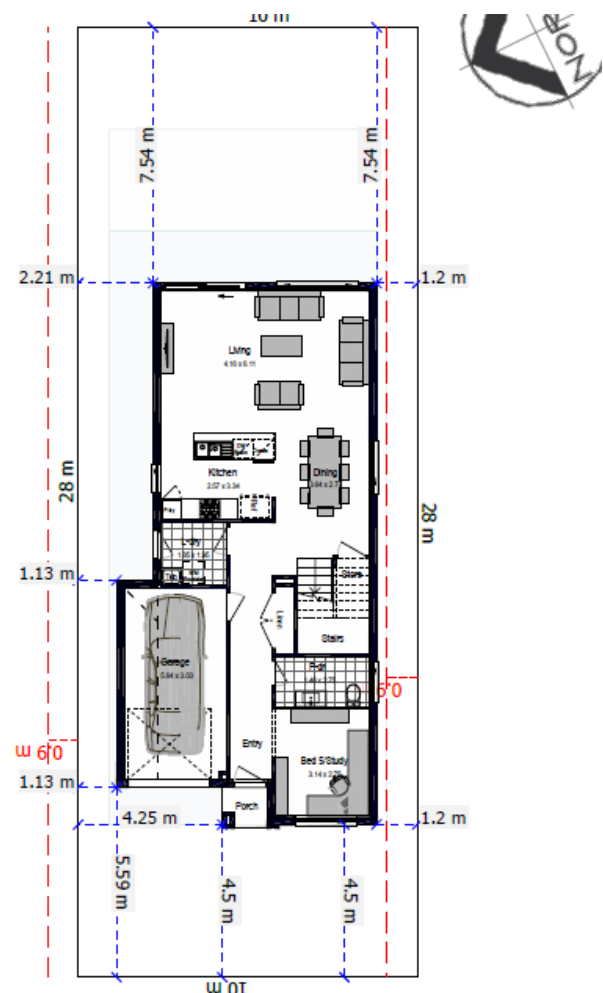
Fixed Price  
\$1,058,700

### WINCHESTER MK1

All you need on a 10m frontage block, the Winchester offers a family-friendly floor plan, designed to encourage effortless existence. With the Winchester boasting a study, four bedrooms, two bathrooms, a master ensuite and a generous, open-plan living area which flows into a second lounge upstairs, you can embrace affordable living without sacrificing modern-day

### Inclusions

- ✓ FIXED SITE COSTS
- ✓ BASIX
- ✓ Plain concrete driveway up to 30m<sup>2</sup> – excludes footpath
- ✓ Actron single phase ducted air-conditioning unit
- ✓ 2590mm high ceilings to ground floor only
- ✓ Full height tiling to Bathroom and Ensuite only
- ✓ Designer Sink Mixer
- ✓ Finger pull cabinetry to overhead cupboards
- ✓ 2400mm high overhead kitchen wall cabinetry
- ✓ Soft close drawers and doors
- ✓ Creative Collection Range – 20mm Stone to Kitchen
- ✓ Plumbed cold water point to fridge space
- ✓ 900mm – SS – Gas Cooktop
- ✓ 900mm – SS – Built-In Electric Oven Model
- ✓ 900mm – SS – Slide Out Rangehood – Recirculating



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4  2.5  1 

<b>Land Size</b>	<b>280.0 m<sup>2</sup></b>
Ground floor	88.82 m <sup>2</sup>
First Floor	97.23 m <sup>2</sup>
<b>Total</b>	<b>206.62 m<sup>2</sup></b>

Garage	19.28 m <sup>2</sup>
Porch	1.29 m <sup>2</sup>
	m <sup>2</sup>

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