

Lot 114 Elm Grove



HOUSE & LAND PACKAGE

\$ 1,186,940

LOT SIZE:

851m²



Location & Lifestyle

Your rural lifestyle awaits! Country living with city benefits are now on your doorstep. Room to move for the growing family in the fantastic Elm Grove estate. Talk to a Rawson Consultant today on our range of House and Land opportunities.

House & Land Package Inclusions

- Quality Luxury Inclusions
- 14Kw Daikin Ducted Air Conditioning with 2 zones
- 600mm Smeg Stainless Steel Appliances
- Laminate flooring to Entry, Entry Hallway, Family, Meals, Kitchen and Carpet to remainder
- Authority and Council Requirements
- BASIX requirements including rainwater tank
- Coloured Concrete Driveway
- Garage Panelift door with 2 remote controls

Home Design

Eden 29 Classic Façade

The Eden is the ideal open plan living design, with the alfresco connecting to the dining and family rooms to give your home a sense of light and spaciousness. On top of that, the Eden's multiple living spaces provides everyone room to enjoy a movie or work on side projects in peace.

For further information, please contact us on **1300 22 33 45** or email customercare@rawson.com.au

Build better, **together.**

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This site plan is for illustrative purposes only – not to scale.

Ground Floor	216.93m ²	Porch	3.51m ²
First Floor	0.0m ²	Alfresco	13.0m ²
Garage	34.28m ²	Total	267.61m ²

Disclaimer: Site costs are fixed for all lots with up to 1m of fall across the site and soil classification for 'M' class slabs and does not cover costs incurred if rock is found on any lots. House & land packages are subject to availability, developer's design review panel & statutory approval. Price will be determined upon tender request for individual lots and may vary due to site conditions, bushfire & acoustic requirements and statutory authority requirements. Packages may change as a result of variations to the inclusions or specifications required by the purchaser. Packages do not include stamp duty, legal fees or any other costs incurred associated to the purchase. Whilst every effort is made to provide accurate information, images are for illustrative purposes and intended to provide a visual guide only. All house & land packages are subject to developer approval. Rawson gives no warranty in relation to the lot, the estates, the area, future facilities or developments in or surrounding estates it packages homes in. Rawson Homes is responsible for the building contract for the construction of the home only. Customers will be required to enter into a separate contract for the purchase of the land component of the package with the relevant developer and must rely on their own enquiries about the lot. Where Rawson Homes is not a related entity to the land developer, purchasers will be referred to the developer's agent to enquire and negotiate the purchase of the land. Refer to individual contracts for final details and full terms and conditions. Rawson Homes reserves the right to withdraw any house & land package at any time or if the land or home becomes unavailable or is sold. Details are correct at time of printing and are subject to change without notice or obligation.