

# 95 SEVENTH AV, Austral, NSW 2179

## House For Sale

Monday, 8 July 2024



95 SEVENTH AV, Austral, NSW 2179

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



**SAM KHATTRI**  
1800508050



**MANPREET SINGH**  
1800508050

**\$1,058,000**

Recognizing the growing challenge of homeownership in Sydney due to diminishing land availability, The Makaan Builders have positioned themselves as pioneers in providing a solution. Over the past five years, we have specialized in developing projects tailored to small lot sizes, all while ensuring affordability. Understanding the preferences and requirements of our clientele, our floor plans are a testament to our commitment to practicality and efficiency. Many of our floor plans feature four bedrooms, a study area, and a prayer section. Additionally, our Build Deals comes with a build time guarantee and fixed site costs, empowering you to plan confidently. Furthermore, our inclusions surpass industry standards, ensuring exceptional value. Our Build Comes with 2700 Ceiling height 2340 High internal doors 40mm benchtop and island Fix site costs 8 Months Guaranteed build time Option to customise the floor plan Free-standing Bath tub Smart Entry lock 90cm Westinghouse appliances Driveway and so much more. You can combine this build with huge range of our land lots or we can build on your Piece of Land. Build only Price for Subject package is \$413000 with Fixed site cost Visit our Display at Leppington Living Display Village ( 34 Saturn Street Leppington ) or ring one of our consultant to book one on one obligation free consultation. Disclaimer - The Makaan Builders retains the discretion to modify prices, specifications, materials, products, and suppliers at any time without prior notice. All Images are intended for illustrative purposes only and may depict furnishings and amenities that are not part of the standard package, such as pathways, fencing, landscaping, and additional internal features. For detailed information regarding specific inclusions and floor plan measurements for individual houses, please consult with our Sales Consultant or Visit one of our Display.