

# Lot 401 Boyd St (37-39 Kelly St Sub Division), Austral, NSW 2179

## House For Sale

Thursday, 13 June 2024



Lot 401 Boyd St (37-39 Kelly St Sub Division), Austral, NSW 2179

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 390 m2

Type: House



Jim Svalina  
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## Package Price \$1,217,000

Casaview Homes is offering an opportunity to secure your future with a new house and land package in this prominent location. The land is situated in a highly popular & sought after estate, close to all local amenities that including public transportation, shopping facilities and local schools. This is a rare opportunity to buy registered land and commence the building process soon after. The home offers desirable floor plans which have been thoughtfully designed to cater for everyday living, finished with an extensive list of quality inclusions:

- Casaview Opulence Package - upgrades plus
- Actron fully ducted air conditioning
- 2700mm ceilings to GFL
- 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 50m<sup>2</sup>)
- Vertical blinds to all windows (exc. wet areas/garage)
- 5 sensor alarm package / Corinthian 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

Experience the Casaview difference with over 30 years of building. For full list of inclusions, current promotions & much much more kindly contact one of our friendly sales staff today - 8783 8800. \*\* all images are for illustration purposes only & should not be relied upon.