

Lot 203 Proposed Road, Austral, NSW 2179



House For Sale

Friday, 17 May 2024

Lot 203 Proposed Road, Austral, NSW 2179

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 280 m2

Type: House



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\$877,000

• Land Price: \$577,000 • Address: 45-49 & 65 Gurner Avenue, Austral • Expected Registration: Jun-2024 • 10m wide, 280sqm block • North Facing Block About the Block----- • Block near registration! • Great Location. • Minutes to Leppington Station. • You can just buy land or ask us for Home & Land Package Pricing • 5% down, settle later. About the Home----- • single storey 4-2-1 beautifully designed home • fixed site costs • Luxurious finishes like high 2700 ceilings and European appliances • build with one of the top 100 builders in Australia • choice of facades About the Inclusions----- • Luxury Valor Inclusions • Ducted Air Con • Stone to Kitchen • Tiles to Living areas, Alfresco and Porch • Quality Carpet Flooring to rooms • Auto Garage Door • 30 year structural guarantee • Driveway • LED lights • Soft Close drawers and doors to kitchen • European Appliance • Free standing bathtub • 2700mm high ceiling to Ground Floor • and much much more... Disclaimer----- Floorplan not to scale. Furnishing for illustration purposes only. Completion time is subject to council approval times - completion time may vary. All drawings and images are for illustrative purposes only and should be used as a guide only. Guaranteed weekly rent is provided by a local property manager separate to Vogue Homes. Vogue Homes reserves the right to revise the plans and specifications without notice or obligation. All designs are subject to design panel and codes, council and authority approvals and formal builder quotation. Areas are approximate. These inclusions exclude duplexes. All offers are not available with any other offer(s) unless specified. Where an item is required to be upgraded or substituted due to site specific requirements of an Authority, including but not limited to compliance with matters such as hydraulics, bushfire BAL rating, and/or acoustic requirements extra charges may apply. Images in Vogue Homes brochures may depict fixtures, finishes, and features not supplied by Vogue Homes or included in the Price including but not limited to retaining walls, landscaping, driveways and pathways, pergola, barbeque, decorator items, feature wall, decorator screen and shelving, water features, fencing, swimming pools, decks, fixtures, and letter boxes. All internal and external decor items are excluded. Refer to specifications for full details. Vogue Homes reserves the right to change or remove any of the included items, specifications, and suppliers at its discretion, without notice and without client's approval. Ducted Air unit is suitable for the selected home. Products shown are subject to home designs. The initial fee non-refundable is required to secure your brand-new home and land package. This fee is applied against your home price. If you are paying the developer direct, then the transaction is direct between yourself and the developer. If you are buying a Home & Land package, the purchaser(s) agree to sign both House & Land agreements and land sale contract within 10 working days after documents are issued. Should this proposed sale be refused by the builder / land developer, the initial fee will be refunded to purchaser. Please note that you will only be able to exchange on the land when you sign the building agreement and pay the balance of the preliminary works fees as agreed. If you choose not to proceed with purchasing your package, then no refund will be issued. If you are dealing with the developer direct for the land, then please refer to the developer and their T&C's. Please note that the land developer may or may not refund their portion of the fees. Vogue Homes is not responsible for the developer's decision. If you are buying a completed home, you agree that the initial fee is non-refundable. * means subject to inclusions. Please refer to your consultant for more information.