

HOME PACKAGE PLUS

HOME & LAND PACKAGE



Artists impression only

4 BED 2 BATH 1 CAR

LOT 16

Proposed Road, Leppington NSW

\$1,249,900.00*

Land Size 447.3 Sqm House 212.89 Sqm

- Fixed Site and BASIX Costs**
- Concrete Driveway & Separate Entry Path
- Fully Ducted Air Conditioning
- 2550mm High Ceilings
- Combination of Carpet and Tiling
- Vertical or Roller blinds to all clear glazed windows
- 20mm Kitchen and Vanity Stone Benchtops (excludes waterfall panels)
- 6 Months Maintenance Warranty (Twice the industry average)

Contact details:

Julie Hoang 0422 866 839
jhoang@jandsonhomes.com.au

Site address: 143-153 Heath Road, Leppington, NSW, 2179

Office address: 45 Moon Street, Leppington, NSW, 2179

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STANDARD INCLUSIONS

- Coloured Concrete Driveway and front entry Path.
- Carpet and Tiling throughout internal living areas as applicable
- Stainless Steel Kitchen Appliances
- Tiled Splashback to underside of Kitchen overhead Cupboards.
- Washable 3-coat paint system to the internal walls
- Stegbar Semi-Frameless Shower Screens
- Flick mixer taps to all Vanities, Baths and Showers where applicable
- Close coupled Toilet seats
- Polytec Sheen or Matt finish to Kitchen Cupboards
- Remote Control Garage Door Opener with two (2) remotes
- Continuous flow gas hot water service.
- 2550mm High Ceilings.
- Alarm System
- Heavy duty Sarking
- Brandford wall insulation (R1.5) and ceiling insulation (R2.5)
Plus much more. Please ask your sales consultant for more details.

LOT 16 DEVELOPMENT DATA

SITE AREA	447.3SQM
LIVING AREAS	176.1SQM
GARAGE	19.93SQM
PORCH	04.47SQM
ALFRESCO	12.36SQM
TOTAL	212.9SQM

PROPOSED ROAD

Site Plan

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BUILDERS LICENCE: 37957 *Price fixed subject to land registration by 30th June 2023 Disclaimer: *All site costs are based on the available information at the time of printing this brochure. Standard site costs are fixed however additional charges may apply should increased deep edge beams be required over and above the original assessment and costings for the site. Price includes 'M' or 'H1' class slab (as required only) and does not cover costs incurred if rock excavation is required nor does it cover any spoil removal from site. All spoil removal costs will be at the purchasers expense. Jandson Homes House and Land (H+L) packages maybe subject to availability, statutory approval, developer guidelines, bushfire, BASIX, and/or Acoustic requirements. Additional charges may apply. Images are for illustrative purposes and intended to provide a visual guide only. Jandson Homes is responsible for the obligations of the builder within the building contract only. H+L packages do not include retaining walls (if required) or fencing. Jandson Homes H+L Packages do not include stamp duty, legal fees or any other costs incurred associated to the purchase. Refer to individual contracts and Tenders for final details, terms and conditions. Jandson Homes reserves the right to withdraw any H+L Package at any time. Details are correct at time of printing and subject to change without notice or obligation. DATE:11/01/2022