



## Lot 2142 Canadian Street, Rouse Hill

**\$1,362,649**



### Woodlands Facade

#### INCLUSIONS

- Upgraded 2.59m ceiling heights to the ground floor
- Bulkhead to kitchen cabinetry, with cabinetry above the fridge space.
- Fully Ducted Premium Actron Air Conditioning
- Glazed Porcelain tiling throughout the entry, Hallways, Kitchen, Family and Dining
- Premium Carpet Range to Balance of the home
- Concrete Driveway included to all dwelling
- Tiled Porch and Alfresco's with Roof Above
- Fixed Site costs included to package price.
- 20mm Dekton Stone Benchtops to Laundry, Kitchen and Vanity Units
- Upgrade Matt Black Tapware throughout dwelling

**For more information - reach out to one of our friendly consultants:**

Samee Tashkeel                      0426 004 884  
Ryan Kolina                            0449 177 217

|              |                     |
|--------------|---------------------|
| House Size:  | 241.7m <sup>2</sup> |
| Land Size:   | 280m <sup>2</sup>   |
| House Price: | <b>\$532,749</b>    |
| Land Price:  | <b>\$829,900</b>    |

#### ABOUT 'Ruby 25MK3'

Introducing the Ruby – a stylish double-storey home with open-plan living, and seamless alfresco flow. Enjoy a private theatre, study nook, and practical laundry downstairs. Upstairs features three bedrooms, a luxe master suite, and sitting area – where function meets flair.



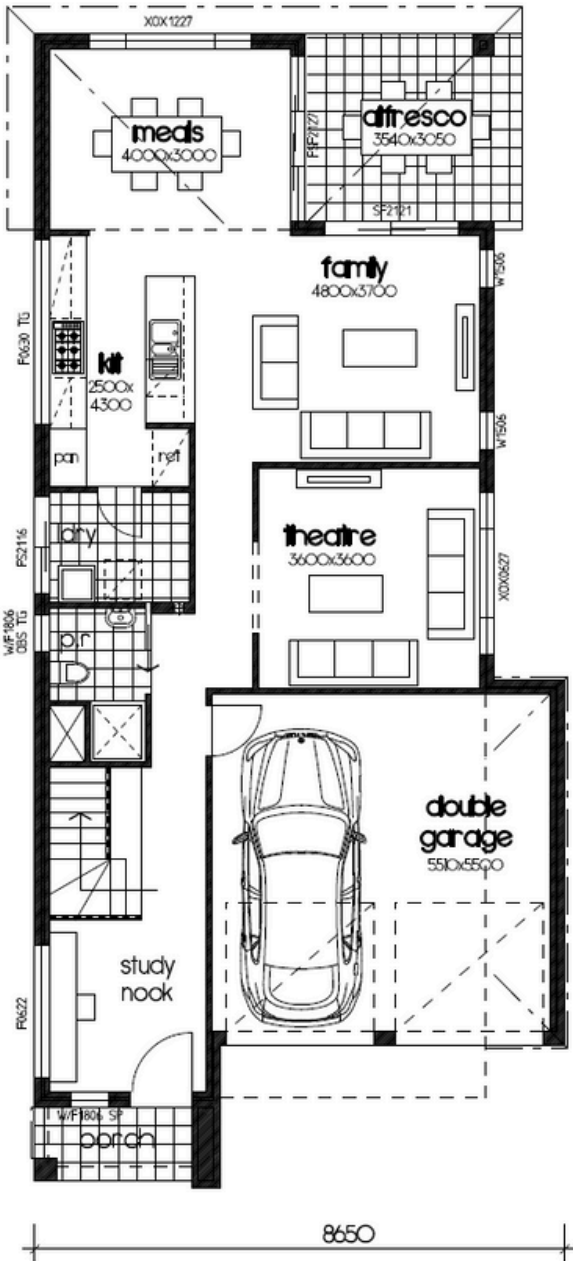
**SAPPHIRE** LAND ESTATE - ROUSE HILL

**1800 785 558**

sapphirerousehill.com.au

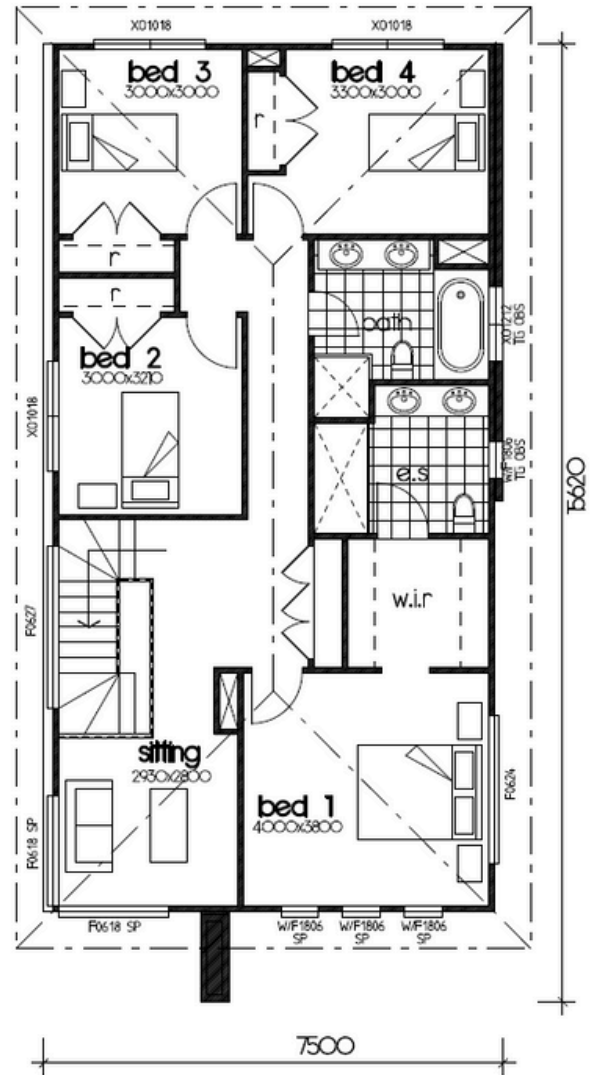
**ADG** | AVANTAUS  
DEVELOPMENT  
GROUP

# Floor Plan



GROUND FLOOR PLAN

18820



FIRST FLOOR PLAN