



## Lot 2142 Canadian Street, Rouse Hill

**\$1,203,742**



### Vogue 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:	145m2
Land Size:	280m2
House Price:	<b>\$373,842</b>
Land Price:	<b>\$829,900</b>

#### ABOUT 'Sapphire 16'

Smart, stylish, and designed for narrow lots – the Sapphire 16 makes the most of every square metre. Enjoy a light-filled open-plan living and dining space flowing to the alfresco, a sleek kitchen with island bench, and three generous bedrooms including a private master suite. Compact yet complete, it's modern living made easy.



**SAPPHIRE** LAND ESTATE - ROUSE HILL

**1800 785 558**

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# Floor Plan

