



## Lot 354 Horizon, Marsden Park



2.5



2

Lot Size 364.4m<sup>2</sup>

### Location & Lifestyle

Invest in the future and enjoy an easy, comfortable life in Horizon Estate. An emerging property hotspot, Horizon Estate at Marsden Park is an exceptional residential community offering affordable relaxed living at its best.

With Riverstone and Schofields Train Stations a short drive away, your new home will be surrounded by an abundance of retail, education and leisure options. A major growth spot offering fantastic investment opportunities, there are plenty of surrounding schools and employment opportunities too.

### Home Design

#### Mayfield III Regal DG Facade

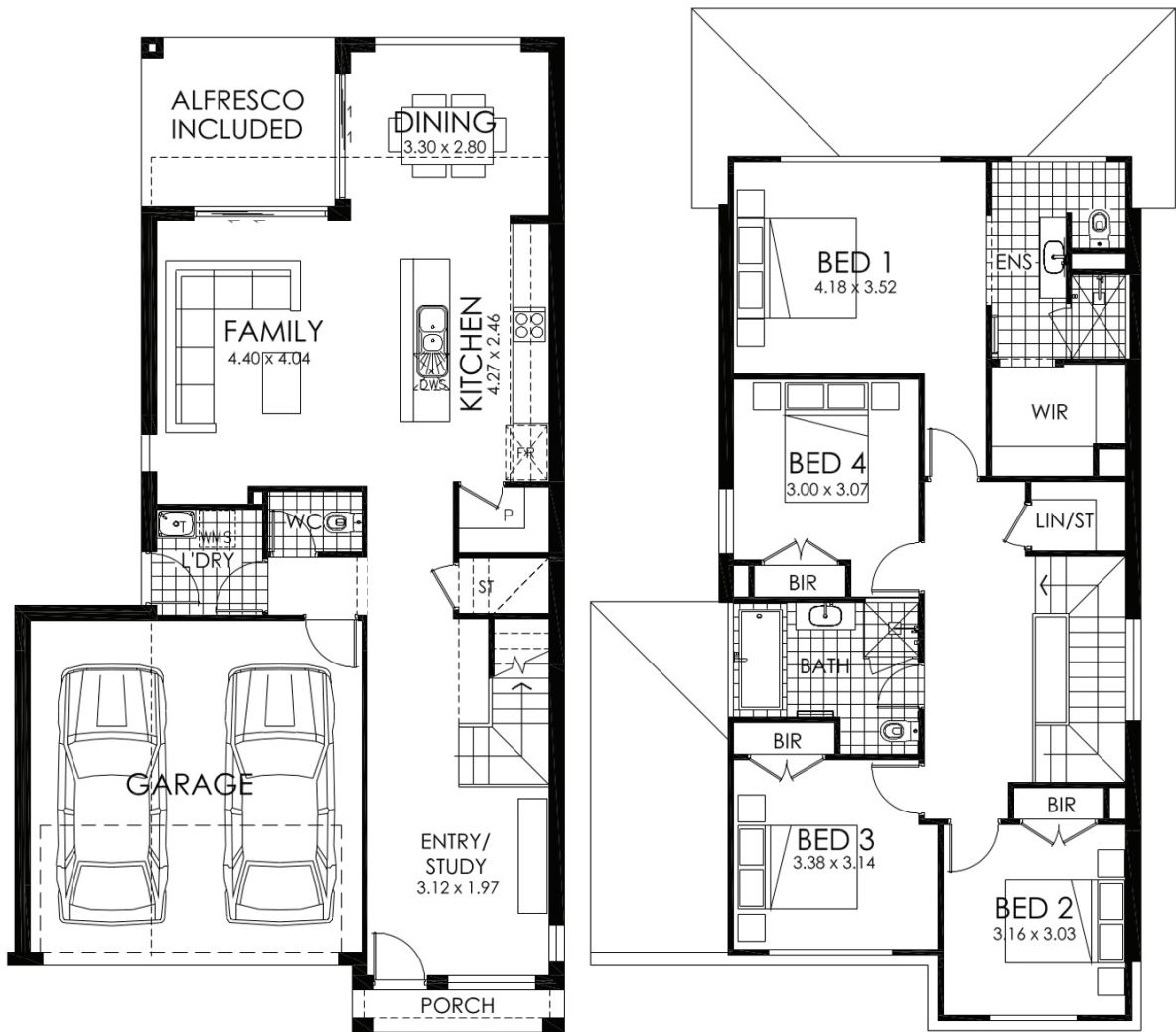
A modern home with its cleverly designed space that is the perfect complement to a narrow block. From a welcoming porch, it retains a practical feel with an office or study at the front of the home. The kitchen, living, dining and entertaining areas are well integrated at the rear to capture light and create an easy indoor-outdoor feel.

### Fixed Price Package Inclusions

- Fixed price sites costs
- 20mm Caesarstone benchtop to kitchen
- 14 KW Daikin ducted air conditioning with two zones
- Westinghouse stainless steel appliances
- Timber laminate flooring to living, dining, kitchen and entry hallway; carpets to remainder
- Floor tiling to alfresco & patio
- B&D Colorbond panelift door with remote control operation
- BASIX requirements including rainwater tank
- Driveway and front path
- Landscape package includes timber fencing, turf to front yard & rendered finish letterbox
- Extensive range of external & internal colour schemes

For further information,  
please contact **Morgan Etheridge** on **02 8664 7400** or  
email [homeandland@rawson.com.au](mailto:homeandland@rawson.com.au)





This site plan is for illustrative purposes only – not to scale.

## Lot 354 Horizon, Marsden Park

**Lot size 364.4m<sup>2</sup>**

<b>Ground Floor</b>	79.4m <sup>2</sup>	<b>Porch</b>	2.42m <sup>2</sup>
<b>First Floor</b>	96.44m <sup>2</sup>	<b>Alfresco</b>	8.96m <sup>2</sup>
<b>Garage</b>	33.44m <sup>2</sup>	<b>Total</b>	220.66m <sup>2</sup> / 23.75Squares

Disclaimer: Fixed for all lots with up to 1m fall across the site. Real Price Packages are subject to availability, developers design review panel, bushfire requirements & statutory approval. One Real Price to be determined upon tender requests for individual lots and may vary due to site conditions and statutory authority requirements. Whilst every effort is made to provide accurate information images are for illustrative purposes and intended to provide a visual guide only. Refer to individual contracts for final details. Details are correct at time of printing and subject to change without notice or obligation. Printed 23/11/2018

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