

EDEN

LEPPINGTON



AUS Prefab

465 Denham Court Road Leppington

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This site is located on 465 Denham Court Road, Leppington in a well-established area, characterised by limited new construction activities.

It boasts a prime location, making it convenient for residents to access various retail, educational and entertainment options.

Additionally, the site is situated just 1.7 kilometres away from the newly opened Woolworths Leppington Village, providing residents with easy access to grocery shopping.

Its central position within a mature neighbourhood and proximity to key amenities make this site an attractive and convenient place to live or invest.





LOCATION MAP

In recent years, the local area has experienced substantial growth, evolving into a highly sought-after residential destination admired for its close proximity to schools, recreational facilities, shopping options, and transportation services.

Substantial investments in infrastructure, such as the development of new town centres, improved road networks, expanded parklands, and educational facilities, are poised to further elevate Lappington's desirability and underscores its potential as a wise long-term investment opportunity.



LOCATION MAP





LOT PLAN



Price List - 465 Denham Court Rd Leppington

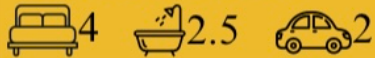
Lot No	Frontage	Land Area	10/07/2024	Price/m2
201	12	408	\$ 849,000.00	\$ 2,080.88
202	9	306	Exchanged	Deposit Taken
203	9	306	Exchanged	Exchanged
204	9	306	Exchanged	Deposit Taken
205	9	306	Exchanged	Exchanged
206	9	306	Exchanged	Exchanged
207	9	308.4	\$ 729,000.00	\$ 2,363.81
208	Corner Block	300	Reserved	Reserved
209	10.7	250	Reserved	Reserved
210	13.2	250	\$ 649,000.00	\$ 2,596.00
211	Corner Block	337.7	\$ 749,000.00	\$ 2,217.94
212	10.29	250	\$ 649,000.00	\$ 2,596.00
213	10.73	250	Reserved	Reserved
214	9	306	Reserved	Reserved
215	9	306	Exchanged	Exchanged
216	9	306	Exchanged	Exchanged
217	9	306	\$ 725,000.00	\$ 2,369.28
218	9	306	Exchanged	Deposit Taken
219	9	306	Exchanged	Exchanged
220	12	408	Reserved	Reserved

Stage 2

Price List



Freedom-18



\$469,465

House Price Valid From Sep 2024

House size 168m²

Standard Inclusion Package:

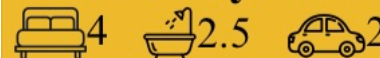
- Modern Series specifications & inclusions
- Basix report inclusive of rainwater tank
- Site costs & service connections
- Light Steel frames
- Triple coated paint system
- Quality laminate flooring throughout
- Quality carpet to balance
- Fan, light and heat combo unit to all bathrooms
- 20mm stone benchtop
- Westinghouse S/S appliances
- Split Air Conditioning to GF
- Tiling to alfresco and porch area
- Concrete driveway & path
- Lawn landscaping, fencing



*Includes garage, alfresco & porch where included. *Images are for illustrative purposes only and may include options not included in price. Please talk to a Australia Prefab Pty Ltd consultant for a full list of inclusions. Package price is based on April 2023 pricelist. Australia Prefab Pty Ltd reserves the right to change specifications & prices without notice.



Harmony-20



\$506,451

House Price Valid From Sep 2024

House size 186m²

Standard Inclusion Package:

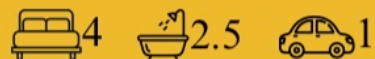
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Dyton-22



\$549,604

House Price Valid From Sep 2024

House size 207m2

Standard Inclusion Package:

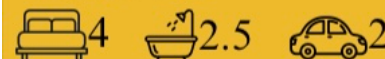
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Star-22



\$563,988

House Price Valid From Sep 2024

House size 214m2

Standard Inclusion Package:

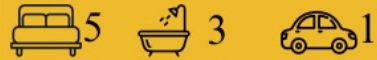
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Icon-25



\$613,304

House Price Valid From Sep 2024

House size 238m2

Standard Inclusion Package:

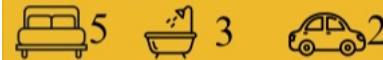
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Jewel-25



\$613,304

House Price Valid From Sep 2024

House size 236m2

Standard Inclusion Package:

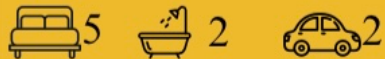
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Brilliance-28



\$703,300

House Price Valid From Sep 2024

House size 268m2

Standard Inclusion Package:

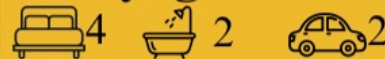
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Voyager-22



\$528,725

House Price Valid From Sep 2024

House size 202m2

Standard Inclusion Package:

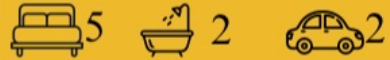
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Vision-19



\$467,604

House Price Valid From Sep 2024

House size 172m2

Standard Inclusion Package:

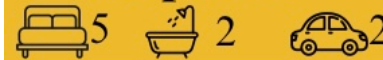
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Utopia-25



\$584,791

House Price Valid From Sep 2024

House size 230m2

Standard Inclusion Package:

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Build Your
Dream Home