

# Property Package Fixed Price

**Cobbitty**

2245 Cobbitty Road Cobbitty NSW 2570



## \$1,327,860

COBBITTY – House and land package & House and Granny flat packages  
Mirvac's newest master planned community  
4 minute drive to Cobbitty Town Centre  
6 minute drive to Oran Park Town Centre  
7 minute drive to Narellan Town Centre  
Close to public transport  
Nearby to TAFE and Western Sydney University Campbelltown Campus  
Close to Cobbitty Public School, Macarthur Anglican School and Oran Park High School

LAND PRICE \$784,900	LAND SIZE M <sup>2</sup> 450.0
BUILD PRICE \$542,960	BUILD SIZE M <sup>2</sup> 209.8
LAND REGISTRATION late25 /early 26	EST. RENTAL RETURN P/W ON REQ.



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# FLOOR PLAN

## HOUSE & GRANNY FLAT

Total Area 209.8 m<sup>2</sup>



### PACKAGE HIGHLIGHTS

- Upstyle Promotion included FREE
- Modern Inclusions
- Ducted Actron Classic Air Conditioning
- 20mm Engineered Stone Benchtops to Kitchen and Vanities
- 900mm Westinghouse Cooktop and Oven
- 2590mm Ceiling Height to Ground Floor
- Tiles to Main Living Areas and Porch
- Carpets to Bedrooms
- Insulation to Walls and Sarking to Roof
- 30 LED Downlights
- chainless vertical blinds & Flyscreens
- Site Costing & 7 Star Basix Rating
- 'Coloured On' Concrete Driveway

