

Property Package Fixed Price

Cobbitty

2303 Cobbitty Road Cobbitty NSW 2570



\$1,175,720

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 \$697,900	LAND SIZE M ² 375.0
BUILD PRICE \$477,820	BUILD SIZE M ² 180.44
LAND REGISTRATION late25 /early 26	EST. RENTAL RETURN P/W ON REQ.



DARREL HIGGINS
0416093815
darrel@higginsco.com.au

FLOOR PLAN

SINGLE DWELLING

Total Area 180.44 m²



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



Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.