

**PACKAGE PRICE**  
**\$1,223,000**

**Registration 2025**  
**Land Area 407 m2**  
**Frontage 11m2**

illustrational purposes only

**Lot 208, Proposed Road Edan Estate Leppington ,NSW**

**LAND PRICE** **HOUSE PRICE**  
**\$821,000** **\$402,000**

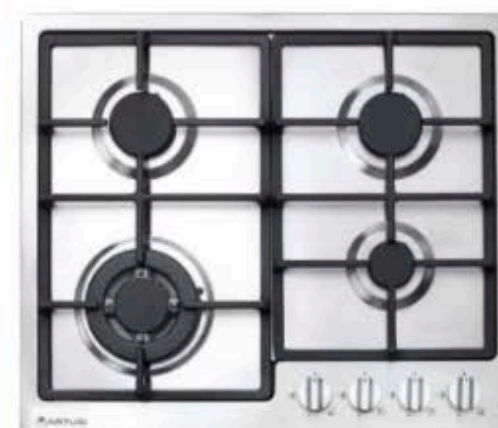
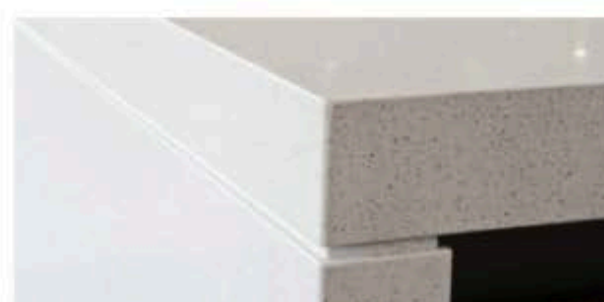
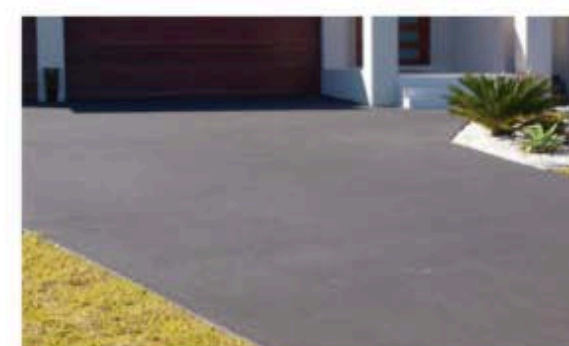
**STAMFORD 4**

**4BED 2BATH 1CAR**

## Inclusions:

- ✓ **Ceramic tiling to Porch, Entry, Dining/ Family**
- ✓ **Natural Gas Package - inc Rheem Instantaneous HWS**
- ✓ **Insulation to ceiling & walls**
- ✓ **Colourbond Roofing**
- ✓ **Natural Coloured Driveway**
- ✓ **20mm Caesarstone benchtop to kitchen**
- ✓ **600mm European stainless steel appliances**
- ✓ **Freestanding Bath**
- ✓ **PEACE OF MIND INCLUSIONS PACKAGE\*** For full inclusions visit our website at [www.codehomes.com.au](http://www.codehomes.com.au)

**Quality Inclusions. Quality Brands.**



**australbricks**  
SINCE 1908

**Bradnam's**  
windows & doors

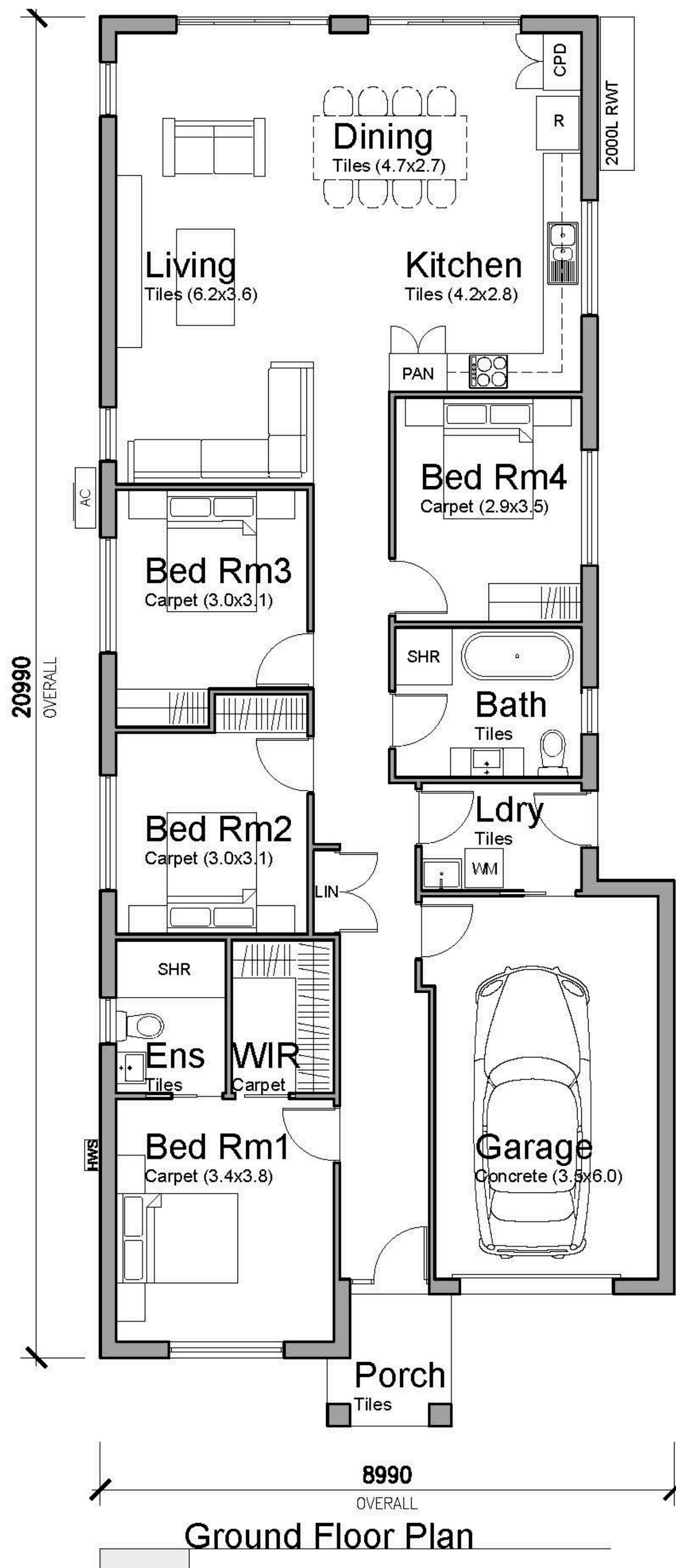
**CLIPSAL**

**caesarstone**

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## STAMFORD 4 152.75m<sup>2</sup> (16.44 squares)

1. Floor Area (incl Garage)	152.75m <sup>2</sup>
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Min Lot Size: 10m x 28.5m

Min Frontage: 10m

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