



# EAST LEPPINGTON "WILLOWDALE PRECINCT"

Vulcan Ridge Final Land Release



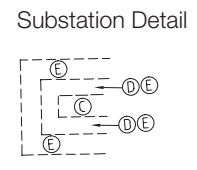
**FINAL  
LAND  
RELEASE**



ST ANDREW'S ROAD (FUTURE CONSTRUCTION BY OTHERS)



- Key**
- Vulcan Ridge
  - Existing Residential
  - Final Release



- Easements**
- S— Denotes approximate location of sewer
  - Denotes sewer access chamber
  - A Easement to drain water 1.5 wide
  - B Easement for support variable width
  - C Easement for padmount substation 2.75 wide
  - D Restriction on the use of land
  - E Restriction on the use of land
  - F Easement for support 1.5 wide DP1211914
  - G Easement for support and maintenance 0.9 wide

**Disclaimer**  
This is a sales plan only. The dimensions, areas, easements and other details shown on this plan are approximate only and are subject to field survey and the final approvals of Camden Council and servicing authorities. Purchasers should refer to the registered plan of subdivision for final dimensions and other details. Purchasers should examine the full range of easements & restrictions set out in the 88E instrument accompanying the sales plan. BAL (Bushfire Attack Level) affected lots are subject to building construction standards AS3959-2009 'Construction of buildings in bushfire-prone lands'. Position of BAL is indicative only.

# FOR SALE

London 22

Thorngate Facade



Image may depict upgrade items and items not supplied by Eden Brae Homes such as decorative landscaping. Please speak to a sales consultant for a full list of inclusions.

4 2 2

Lot 5212, Vulcan Ridge, Leppington

**\$795,000**

## INCLUSIONS:

Ducted Air Conditioning

Window Blinds

Floor Coverings

Stone Benchtops to Kitchen & Bathrooms

2590mm Ceiling Height

Remote Controlled Garage Door

Stainless Steel Appliances

Microwave & Trim Kit

LED Downlights/Oyster Lights Throughout

Tiled Alfresco

Tiled Porch

Flyscreens

Alarm System

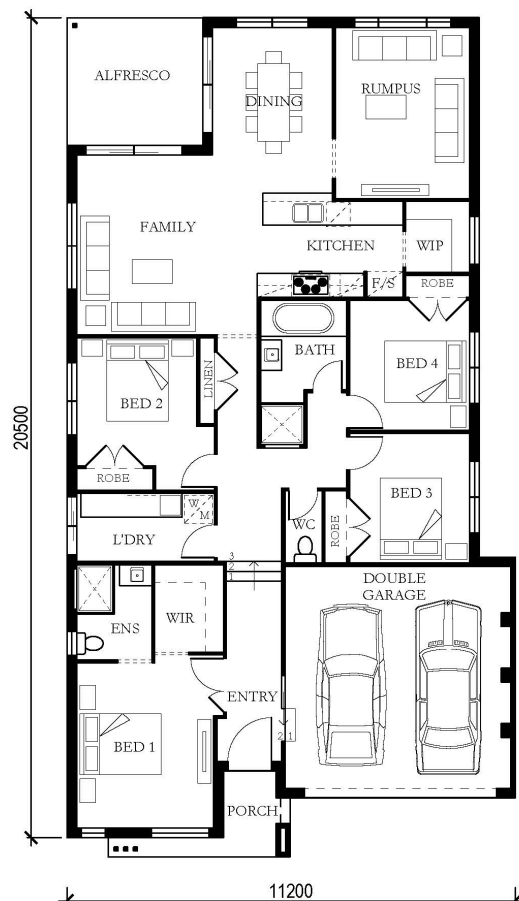
Landscaping

Letterbox & Clothes Line

Fencing

BUILT BY:

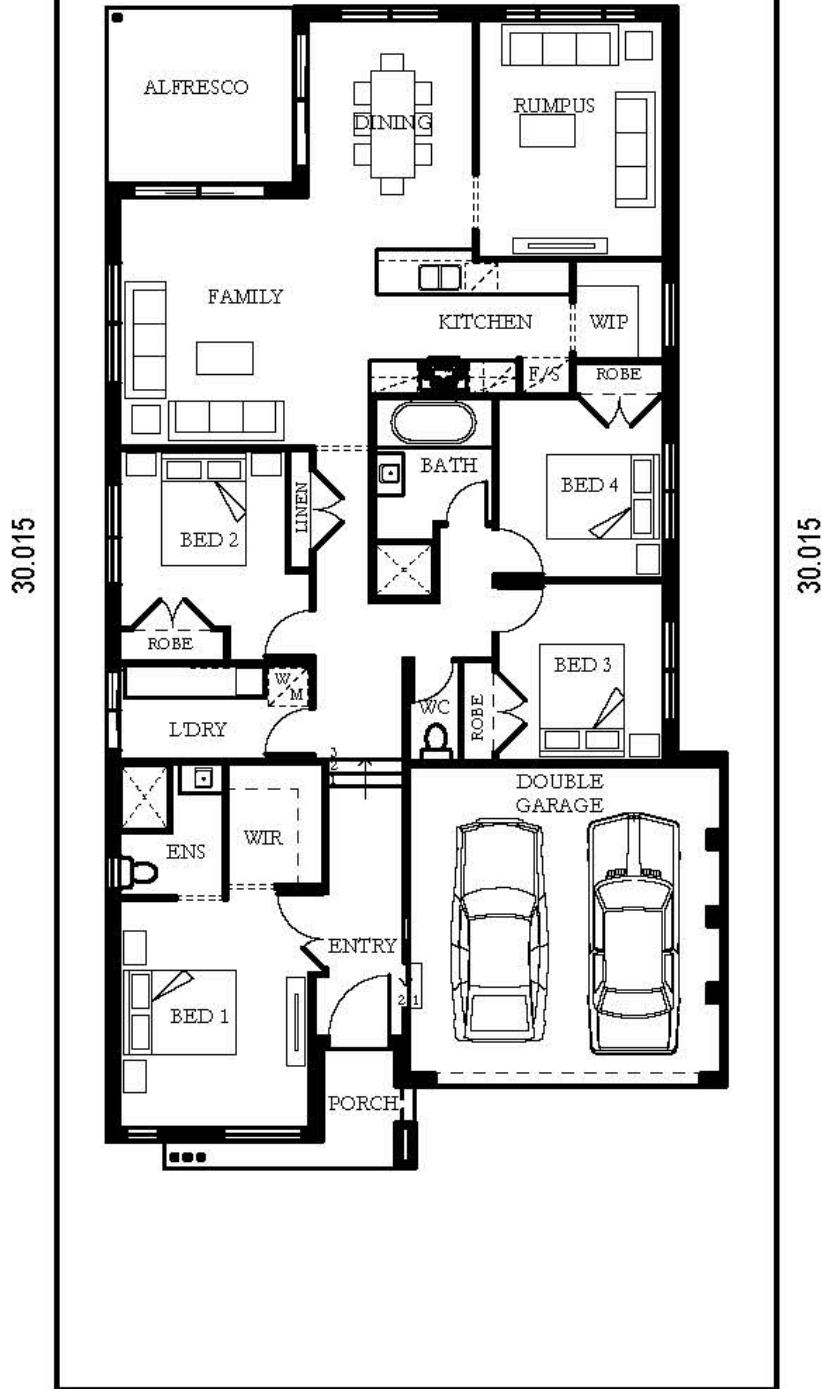
 eden brae  
homes



13.0

# LOT 5212

390.1m<sup>2</sup>



13.0

## ARROWHEAD AVENUE