



# EAST LEPPINGTON "WILLOWDALE PRECINCT"

Vulcan Ridge Final Land Release



**FINAL  
LAND  
RELEASE**



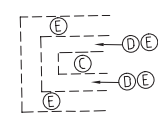
ST ANDREW'S ROAD  
(FUTURE CONSTRUCTION BY OTHERS)

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(FUTURE CONSTRUCTION BY OTHERS)



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

**Substation Detail**



**Easements**

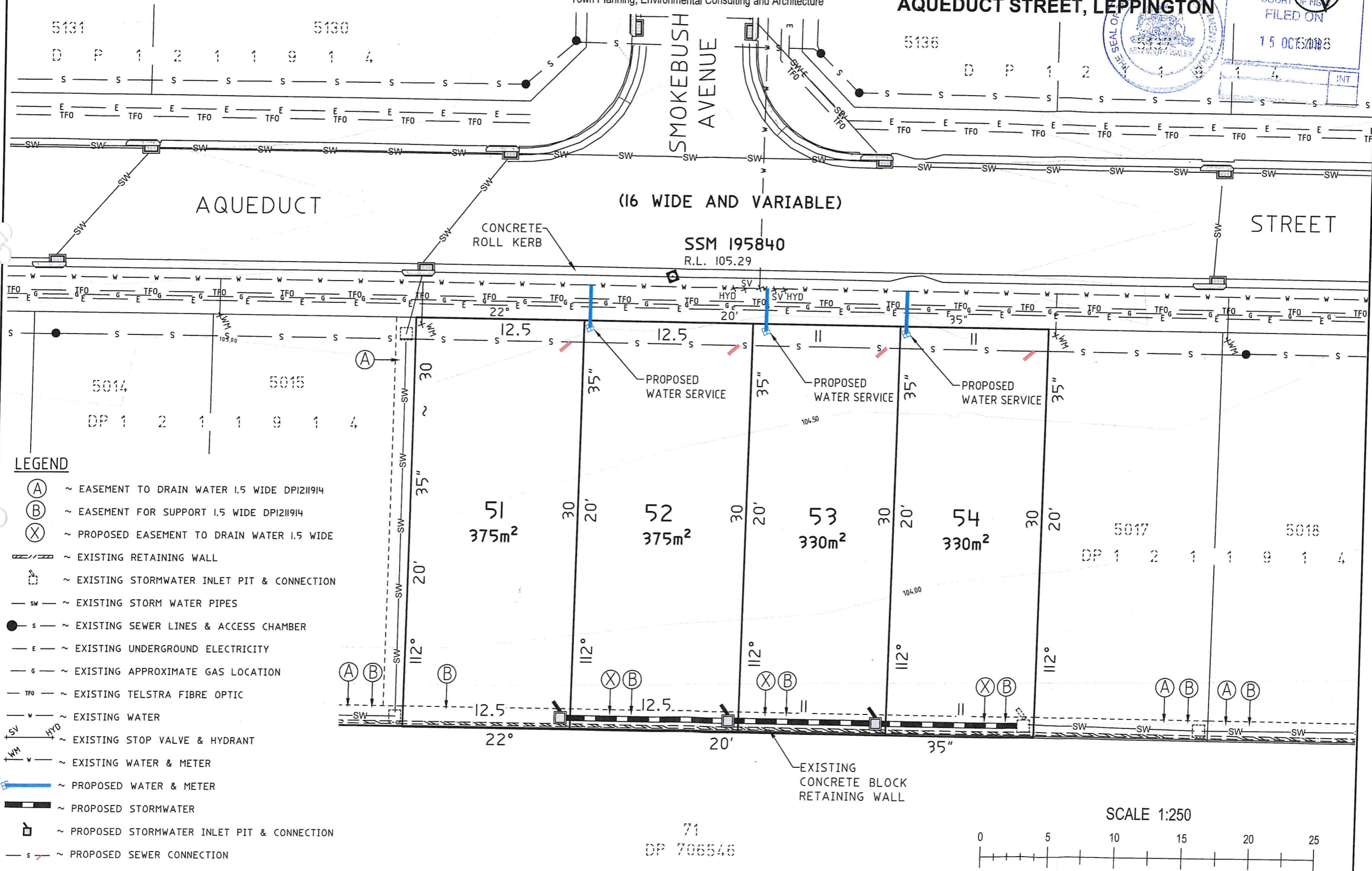
- S— Denotes approximate location of sewer
- Denotes sewer access chamber
- A Easement to drain water 1.5 wide
- B Easement for support variable width
- C Easement for padmount substation 2.75 wide
- D Restriction on the use of land
- E Restriction on the use of land
- F Easement for support 1.5 wide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

**Disclaimer**

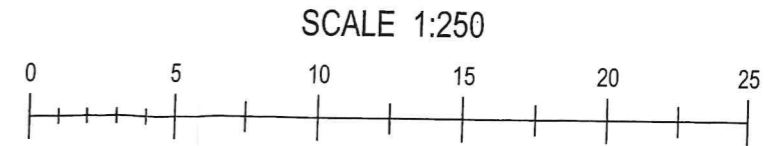
This is a sales plan only. The dimensions, areas, easements and other details shown on this plan are approximate only and are subject to field survey and the final approvals of Camden Council and servicing authorities. Purchasers should refer to the registered plan of subdivision for final dimensions 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 print lands. Position of BAL is indicative only.



**PROPOSED SUBDIVISION OF  
LOT 5016 IN DP1211914  
AQUEDUCT STREET, LEPPINGTON**



- LEGEND**
- (A) ~ EASEMENT TO DRAIN WATER 1.5 WIDE DP1211914
  - (B) ~ EASEMENT FOR SUPPORT 1.5 WIDE DP1211914
  - (X) ~ PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE
  - ▬▬▬ ~ EXISTING RETAINING WALL
  - ☐ ~ EXISTING STORMWATER INLET PIT & CONNECTION
  - SW — ~ EXISTING STORM WATER PIPES
  - s — ~ EXISTING SEWER LINES & ACCESS CHAMBER
  - E — ~ EXISTING UNDERGROUND ELECTRICITY
  - G — ~ EXISTING APPROXIMATE GAS LOCATION
  - TFO — ~ EXISTING TELSTRA FIBRE OPTIC
  - W — ~ EXISTING WATER
  - SV HYD — ~ EXISTING STOP VALVE & HYDRANT
  - W M — ~ EXISTING WATER & METER
  - ~ PROPOSED WATER & METER
  - ~ PROPOSED STORMWATER
  - ☐ ~ PROPOSED STORMWATER INLET PIT & CONNECTION
  - s — ~ PROPOSED SEWER CONNECTION





**Lot 51, Vulcan Ridge Estate, Leppington**  
 Block Size: 375m<sup>2</sup> | Riviera Brick Pier Facade

Package Price  
**\$749,900\***

**Midland 21 MKII**

 4  2  2

House Price  
**\$300,900**

Land Price  
**\$449,000**

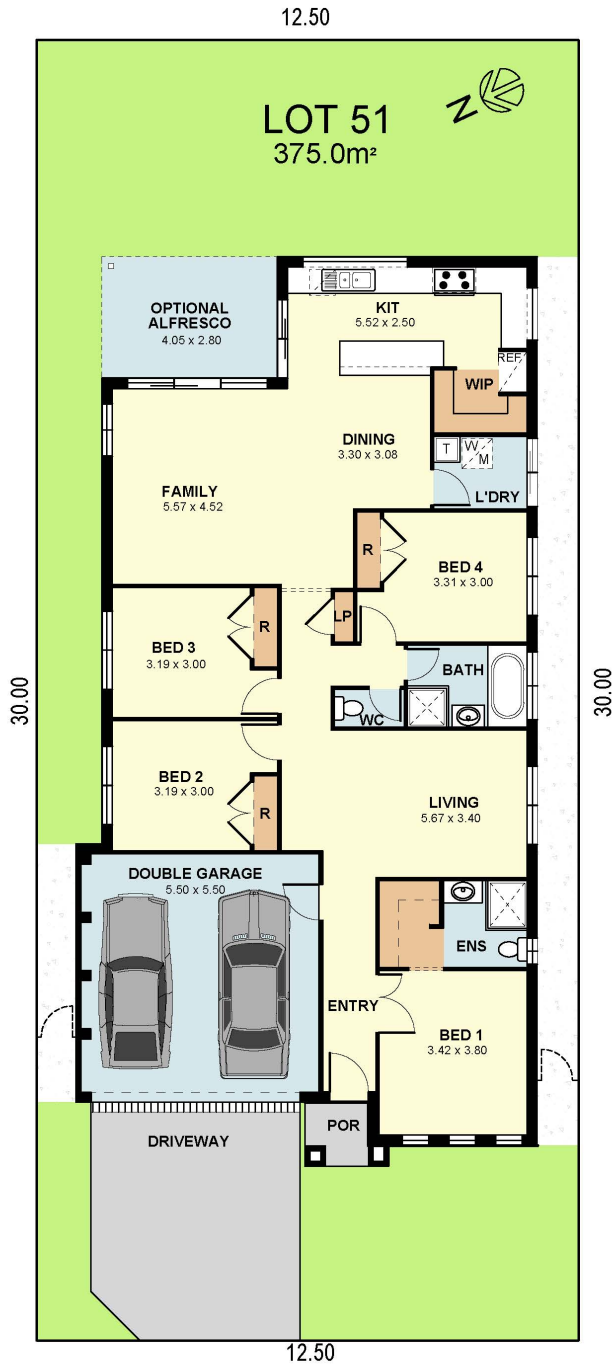
**Package includes:**

- Advantage Series Luxury Inclusions
- Stone benchtop to kitchen
- SMEG kitchen appliance package
- Standard range floor tiles to entry, kitchen, meals & family room
- Standard range quality wool blend sisal carpet to balance of home
- Alarm System & Remote Controlled Garage Door
- Plain concrete to alfresco (where applicable)
- Driveway and path to entry
- Roof Sarking



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.





TERMS & CONDITIONS: \*NOTE: package prices are based on standard home, standard facade and builder's preferred siting. Depicted facade may incur an additional charge. Pricing may vary due to actual land availability. House and Land Packages are subject to developers design review panel, council final approval and Eden Brae Homes Procedure of Purchase. All prices are GST inclusive. Eden Brae Homes reserves the right to change prices without notice. Start date is subject to client, developer and council meeting time frames including but not limited to, land registration, amount of client variations, developer/council approval, acceptance of tender and contract within 7 days respectively. Prices are subject to developer, council and statutory requirements, location and condition of services. Package provided is based on Eden Brae Homes preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services - including but not limited to sewer/stormwater locations, drainage grates, Telstra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements or Section 88B instrument, may necessitate floor plan or siting amendments. Eden Brae Homes Sale terms and conditions apply and full details of these are available from all Eden Brae Homes Display Centres. Please speak to your Eden Brae Homes consultant or refer to individual marketing material. Builders Licence Number 120300C. Effective September 2020



**Lot 52, Vulcan Ridge Estate, Leppington**  
 Block Size: 375m<sup>2</sup> | Eveleigh Facade

Package Price  
**\$839,900\***

**Bristol 30 (Guest Suite)**

 5  3  2

House Price  
**\$390,900**

Land Price  
**\$449,000**

**Package includes:**

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- SMEG kitchen appliance package
- Standard range floor tiles to entry, kitchen, meals & family room
- Standard range quality wool blend sisal carpet to balance of home
- Alarm System & Remote Controlled Garage Door
- Plain concrete to alfresco (where applicable)
- Driveway and path to entry
- Roof Sarking



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**Lot 53, Vulcan Ridge Estate, Leppington**  
Block Size: 330m<sup>2</sup> | Radisson Facade

Package Price  
**\$778,900\***

**Ellenbrook 24**

 4  2.5  2

House Price  
**\$359,900**

Land Price  
**\$419,000**

### Package includes:

- Advantage Series Luxury Inclusions
- Stone benchtop to kitchen
- SMEG kitchen appliance package
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- Standard range quality wool blend sisal carpet to balance of home
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- Roof Sarking



**Advantage**  
series

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**Call 1300 490 716**

**edenbraehomes.com.au**



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**Lot 54, Vulcan Ridge Estate, Leppington**  
Block Size: 330m<sup>2</sup> | Viera Facade

Package Price  
**\$774,900\***

**Ellenbrook 24**

 4  2.5  2

House Price  
**\$355,900**

Land Price  
**\$419,000**

### Package includes:

- Advantage Series Luxury Inclusions
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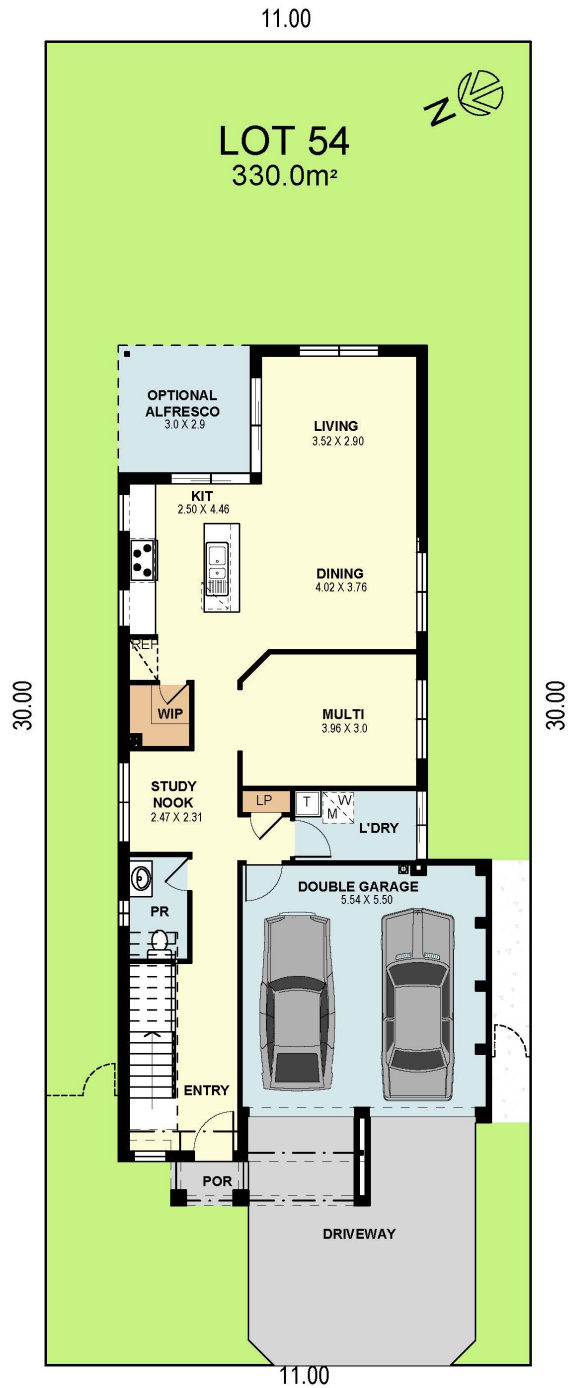
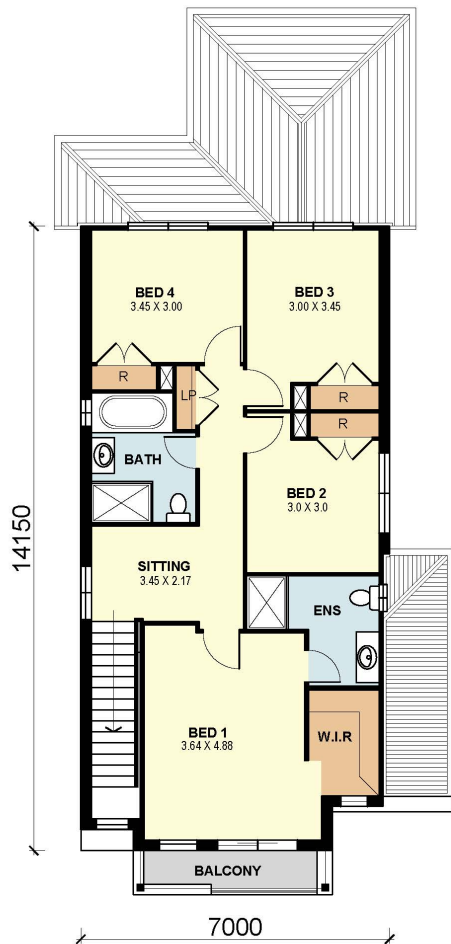


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