



# Novera 34

Yearly Rental Return\*

**\$68,250**

Display home for sale **\$1,050,000**

Our display homes are fitted with modern features, enhanced by cutting edge design and taking full advantage of the plot of land they're sitting on.

If you're interested in purchasing this home, please contact customer care for more information on 1300 223 345 or email [customercare@rawson.com.au](mailto:customercare@rawson.com.au)

## Lot 1043 Emerald, Leppington

 4  2.5  2 **Lot size** 368m<sup>2</sup>

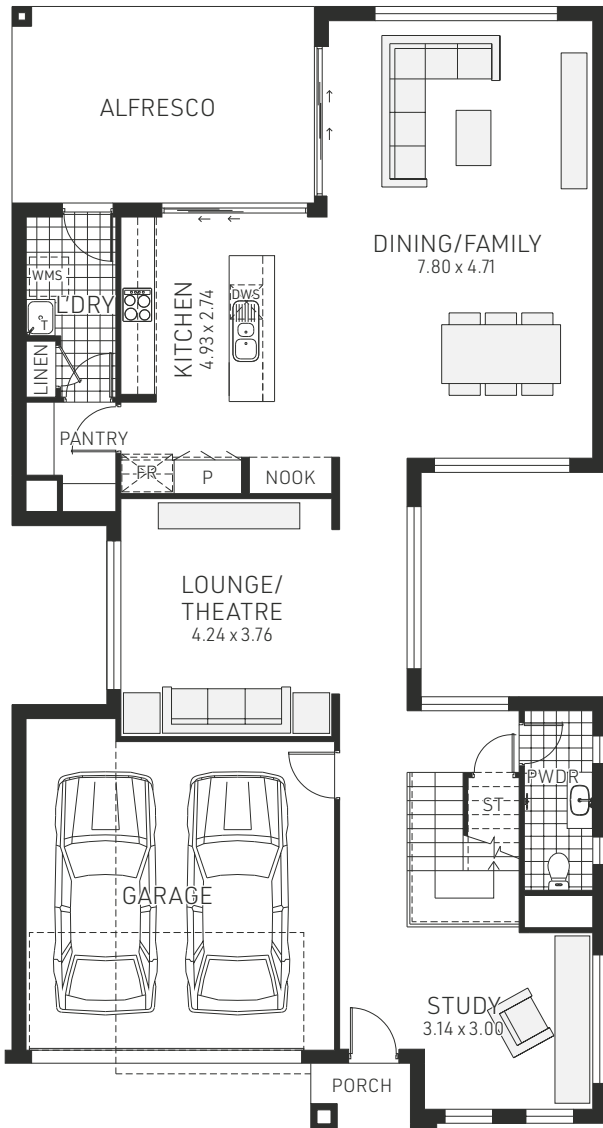
- Lease back at 6.5% per annum
- Lease term: November 2021 x4 6 months



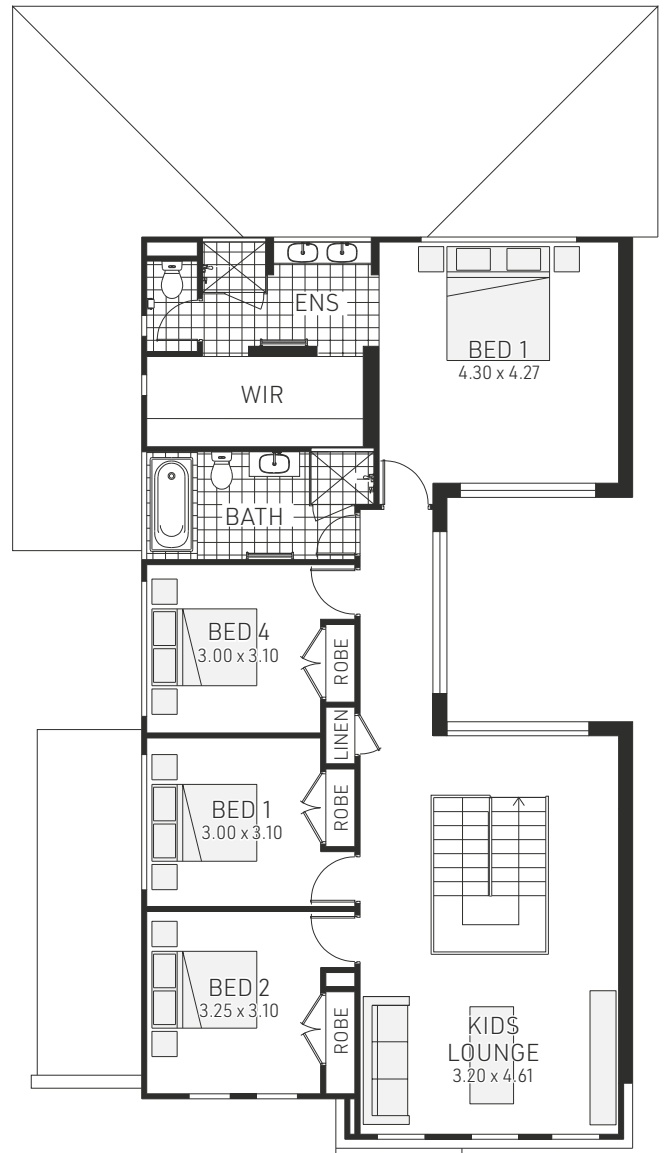
To find out more visit [www.rawsonhomes.com.au/display-homes-for-sale](http://www.rawsonhomes.com.au/display-homes-for-sale)

\*Rent is calculated at a fixed rate of 6.5% p.a. of the contract price, paid monthly inclusive of GST and all outgoings and utilities (excluding electricity usage). Minimum lease terms apply. Rawson Homes will maintain the home during the lease term. Rawson Homes signage and fencing will be in place during the lease and will be removed prior to customer taking possession of the home at the end of the lease term. NSW BL No. 33493C ACT BL No. 19936252

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Ground Floor



First Floor

## Lot 1043 Emerald, Leppington

 <b>4</b>	 <b>2.5</b>	Ground floor living	131.77m <sup>2</sup>	Porch	2.11m <sup>2</sup>	Overall Width	10.600m
		First Floor Living	126.26m <sup>2</sup>	Alfresco	18.87m <sup>2</sup>	Overall Length	20.020m
 <b>2</b>	 <b>33.5sq</b>	Garage	34.15m <sup>2</sup>	<b>Total</b>	<b>313.16m<sup>2</sup></b>	<b>Double garage fits 12.50m wide standard lot</b>	



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