sjm property developments

# THE OAKLEIGH

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## LOT 31, CEDAR GROVE ESTATE, ST LEONARDS

### TOTAL PRICE
$757,005

### LAND PRICE
$258,600

### BUILD COST
$498,405

### LAND SIZE
561m$^2$

### THE SJM DIFFERENCE

- A no surprise, fixed price building contract
- Move in ready inclusions
- Upgrade facade and landscape package for maximum street appeal
- 6 Month Construction time

Floor plans are a guide only and subject to change or modification at any time. Images may include upgrade items. Unless upgrade items are required, the package price is based on the noted facade design and Standard Specification Inclusions. Colours and landscaping shown are representative only, actual colours may vary. All packages are subject to developer approval. House and land package pricing excludes government charges and any additional costs associated with meeting estate covenants or developer requirements. Every effort has been made to ensure accurate pricing, however pricing remains subject to final engineering, soil conditions and site-specific requirements. Any variation arising from these items may result in an adjustment to the overall package price. Designs and inclusions may also be amended to comply with updated National Construction Code (NCC) requirements or other regulatory changes that occur prior to or during construction. Images shown are of an existing display home and are for illustrative purposes only. This is a house and land package, and the home is to be constructed with SJM Property Developments.

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# THE OAKLEIGH

## THE OAKLEIGH




FLOOR PLAN

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| FLOOR AREA | LENGTH | WIDTH |
|---|---|---|
| 162m2 | 9.4m | 9.8m2 |

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