



RAWSON  
COMMUNITIES

# TEGEL PARK

## LEPPINGTON

ARTIST IMPRESSION





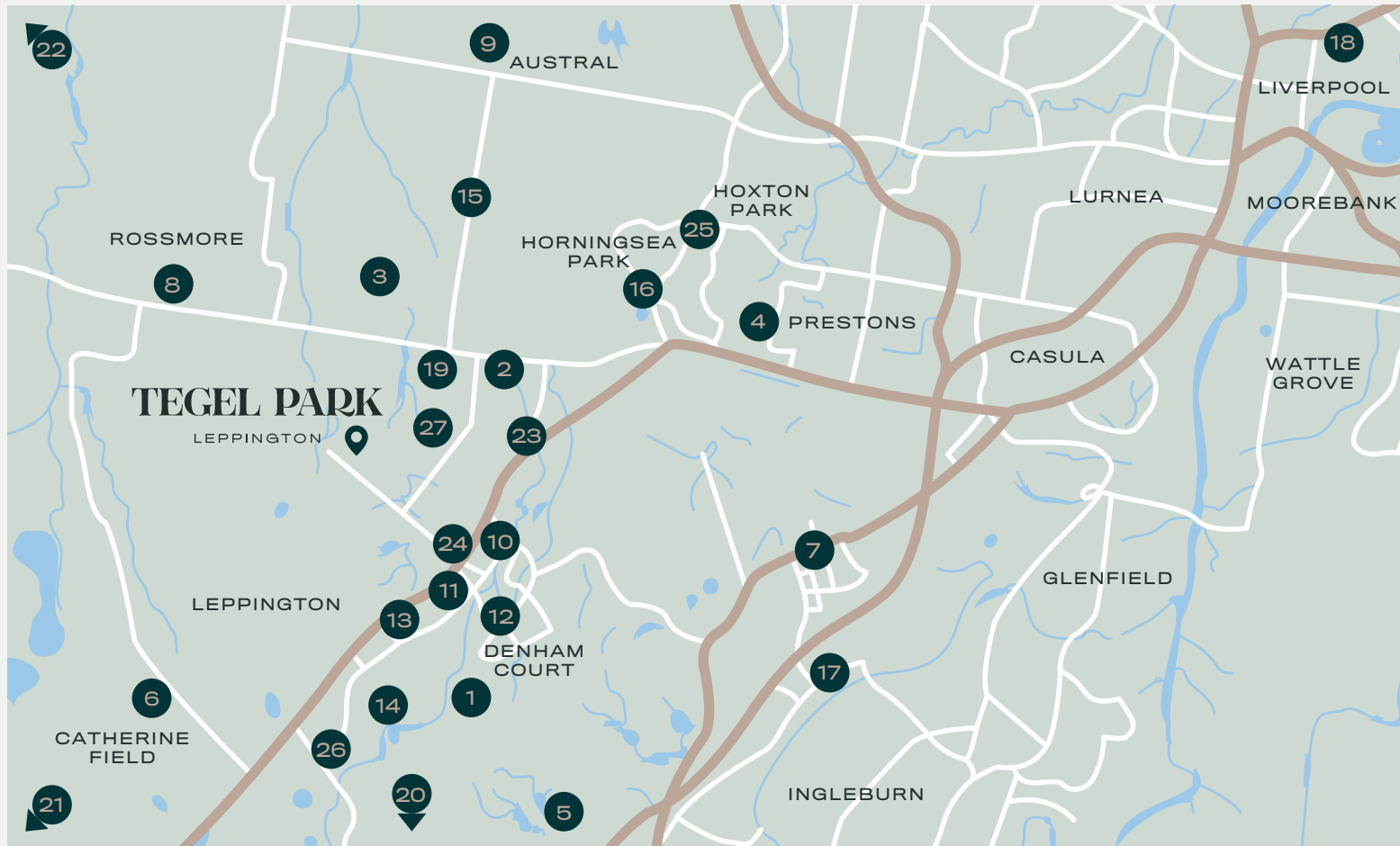
## A UNIQUE SENSE OF PLACE A HOME FOR LIFE

Create a home to suit your lifestyle, built with pride. Tegel Park offers the choice of two distinct double-storey home designs, each available in one of two spacious floorplans. Both home designs feature four bedrooms including a generous master suite, and three well appointed bathrooms.

If you love entertaining guests, there is also an option to add a private guest suite, serving as a separate living zone including a discreet private porch.







## EDUCATION

1. St Sava College
2. Leppington Public School
3. Unity Grammar
4. William Carey Christian School
5. Bambi Kindergarten
6. Catherine Field Pre School
7. Bardia Public School
8. Rossmore Public School
9. Arrahman College

## RECREATION

10. Lockies Hotel
11. Willowdale Park
12. Dogwood Crescent Dog Park
13. Jamboree Park
14. Price Park
15. Austral Bowling Club
16. Bedwell Park

## MEDICAL

17. Ingleburn Veterinary Hospital
18. Liverpool Hospital

## TRANSPORT

19. Leppington Train Station (3 min. drive)
20. Campbelltown Train Station (15 min. drive)
21. Camden Airport (20 min. drive)
22. Western Sydney International Airport (15 min. drive)

## RETAIL & GROCERIES

23. Leppington Shops
24. Willowdale Shopping Centre
25. Carnes Hill Marketplace
26. Emerald Hills Shopping Village
27. Future Woolworths

## A LIFE OF EASE AND CONVENIENCE

The future Leppington Town Centre will become a community focal point, providing jobs, shopping, entertainment, services and more. Expanses of green open space and extensive recreational facilities provide wonderful opportunities to keep fit and relax,

including improved connections to encourage walking and cycling. Leppington train station is just 2.4km from your doorstep and the forthcoming Western Sydney International Airport is within a 25 minute drive.





## BRINGING PEOPLE TOGETHER

Everything you need to make life pleasurable and effortless lies conveniently close to your door at Tegel Park, with extensive new and forthcoming infrastructure projects enhancing this continuously developing area.





## LIVING IN HARMONY

A beautiful private heritage park forms the focal point of the community, creating a green oasis that encourages neighbourly interaction.

## EDUCATION PROSPECTS

In close proximity to St Sava College, Unity Grammar, Leppington Public School, William Carey Christian School, Bambi Kindergarten, Arrahman College and Catherine Field Pre School.

## A BRIGHT FUTURE

Close proximity to TAFE and Western Sydney University Campbelltown, and the thriving centre of Camden.





## A THRIVING HUB

The future Leppington Town Centre will provide jobs, shopping, entertainment and services.

## CONVENIENT LOCATION

Only 2.4km from Leppington Train Station and a 25 minute drive from the forthcoming Western Sydney International Airport.

## CARE CLOSE BY

Liverpool Hospital is only a 20 minute drive from Tegel Park, providing peace of mind for young families and the elderly.



## A HERITAGE SITE RE-IMAGINED

A beautiful private heritage park forms the focal point of this community, creating a green oasis that encourages neighbourly interaction.

A number of the site's charming original features have been retained, including the heritage palm trees that line the one acre park and an existing cottage that's been transformed into a unique residence.





## CAREFULLY CRAFTED FOR FAMILY LIVING

Tegel Park offers a choice of two contemporary double-storey home designs, each with an option for two different floorplans. Both designs encompass a private porch and patio to enjoy the outdoors.

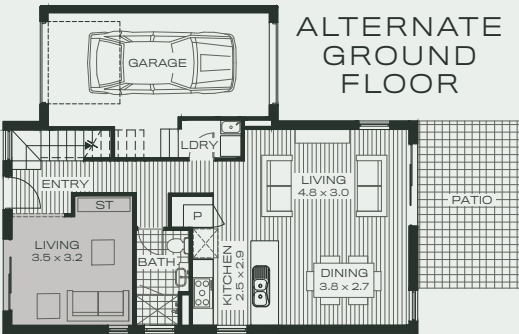
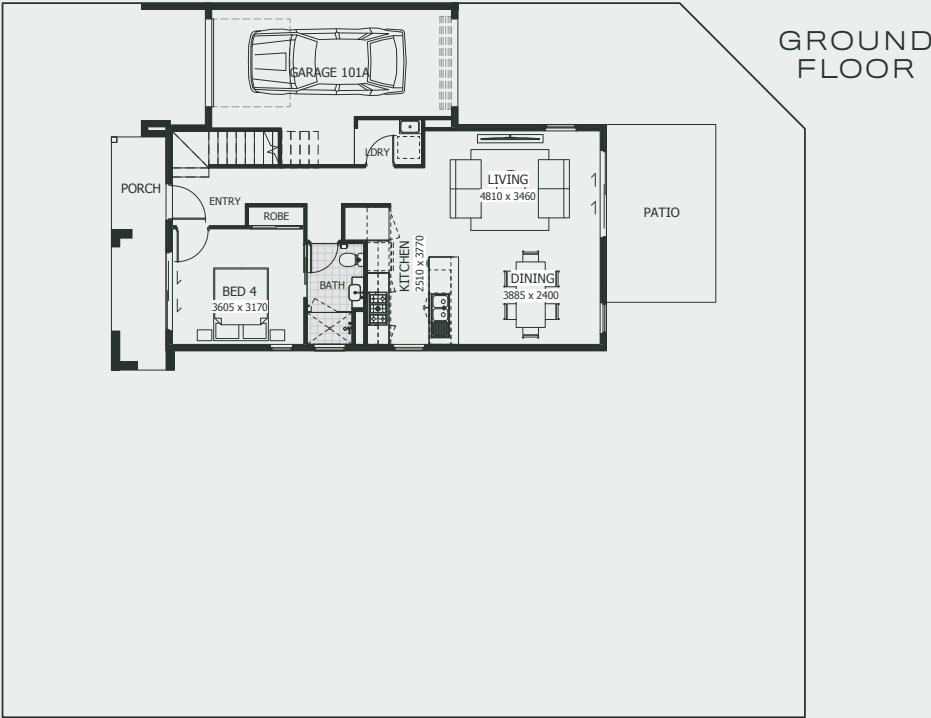




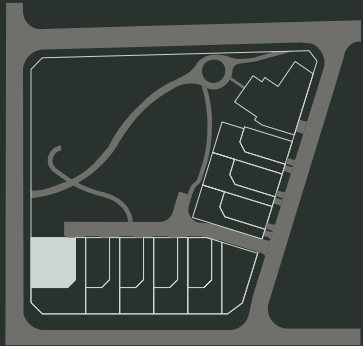








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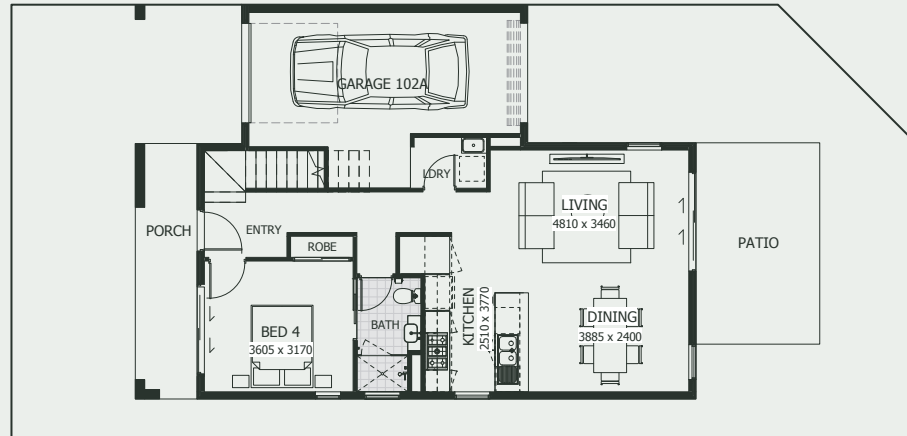


**LOT 13**  
(FORMERLY LOT 101A)  
**OLEANDER**  
HOUSE TYPE 1

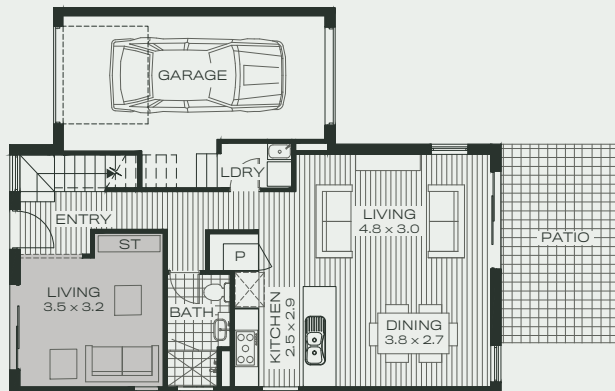
4 3 1

GROUND FLOOR	73.3 M <sup>2</sup>
FIRST FLOOR	72.9 M <sup>2</sup>
GARAGE	25.0 M <sup>2</sup>
PATIO	14.6 M <sup>2</sup>
PORCH	10.0 M <sup>2</sup>
BALCONY	10.0 M <sup>2</sup>
TOTAL	205.8 M <sup>2</sup>
LOT SIZE	425.6 M <sup>2</sup>

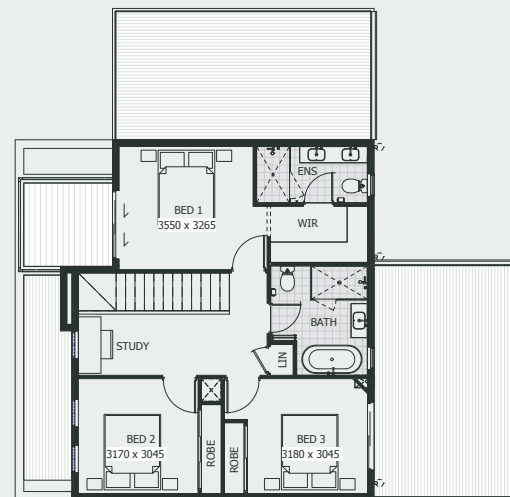
**TEGEL PARK**  
LEPPINGTON



GROUND FLOOR



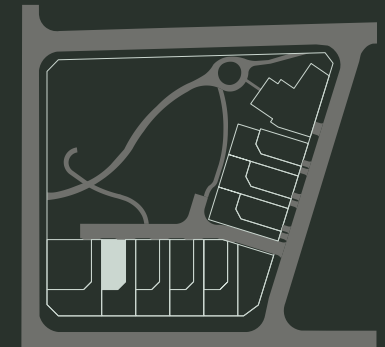
ALTERNATE  
GROUND FLOOR



FIRST FLOOR



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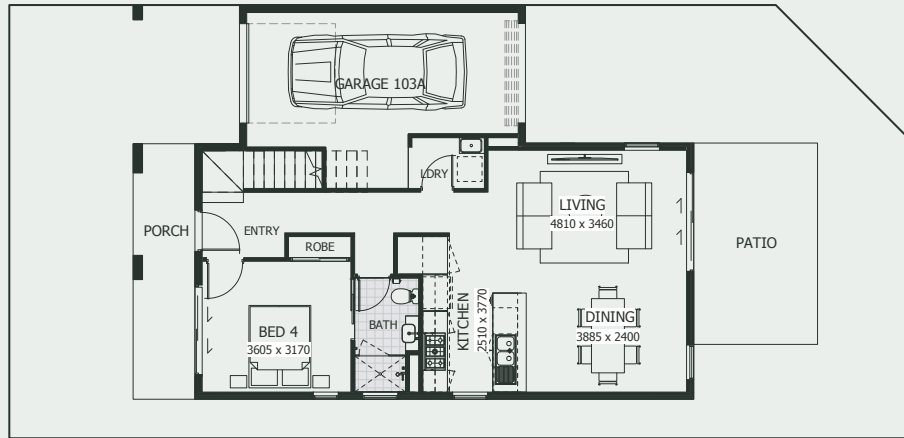
## LOT 12 (FORMERLY LOT 102A) OLEANDER HOUSE TYPE 1

4 3 1

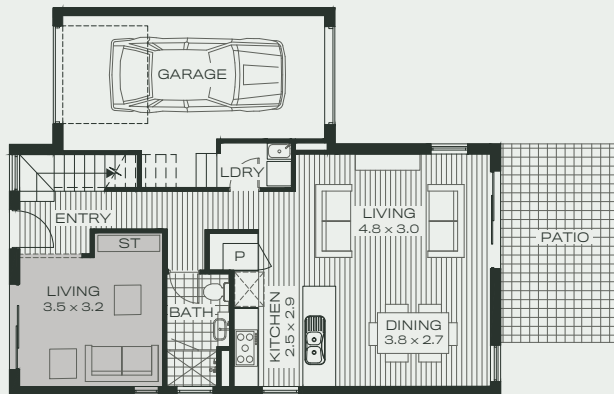
GROUND FLOOR	73.3 M <sup>2</sup>
FIRST FLOOR	73.4 M <sup>2</sup>
GARAGE	25.0 M <sup>2</sup>
PATIO	14.6 M <sup>2</sup>
PORCH	9.3 M <sup>2</sup>
BALCONY	6.6 M <sup>2</sup>
TOTAL	202.1 M <sup>2</sup>
LOT SIZE	225.2 M <sup>2</sup>

**TEGEL PARK**  
LEPPINGTON

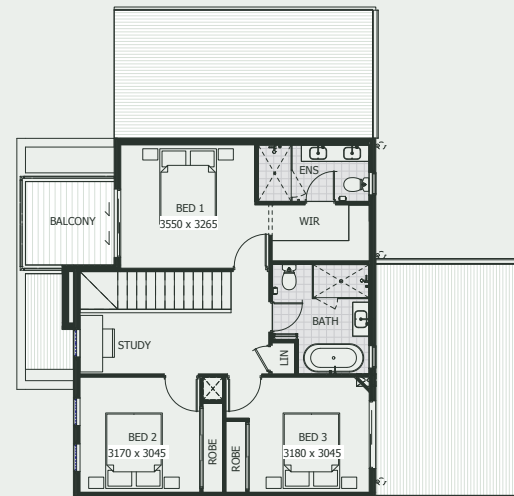




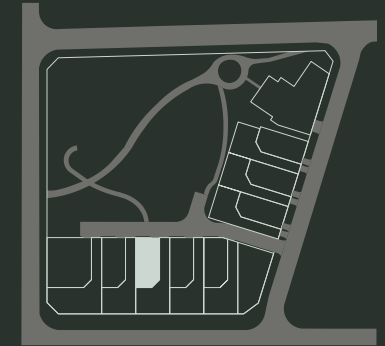
GROUND FLOOR



ALTERNATE  
GROUND FLOOR



FIRST FLOOR



## LOT 11 (FORMERLY LOT 103A) OLEANDER HOUSE TYPE 1

4 3 1

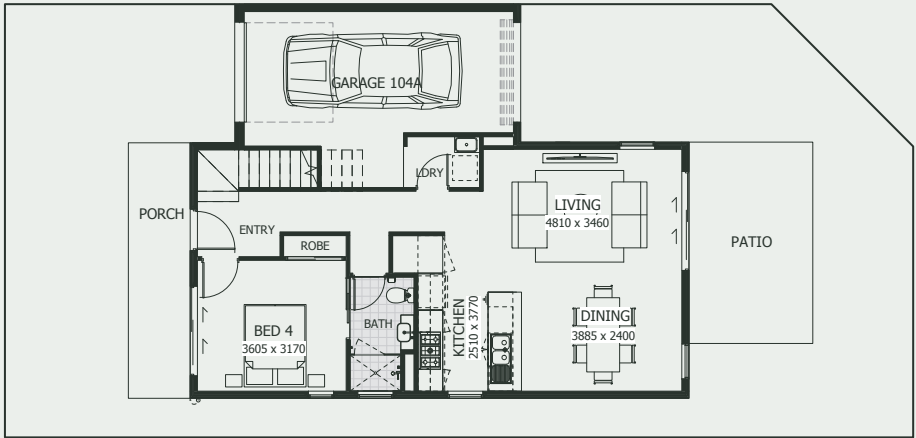
GROUND FLOOR	73.3 M <sup>2</sup>
FIRST FLOOR	73.4 M <sup>2</sup>
GARAGE	25.0 M <sup>2</sup>
PATIO	14.6 M <sup>2</sup>
PORCH	9.3 M <sup>2</sup>
BALCONY	6.6 M <sup>2</sup>
TOTAL	202.1 M <sup>2</sup>
LOT SIZE	225.2 M <sup>2</sup>

TEGEL PARK  
LEPPINGTON

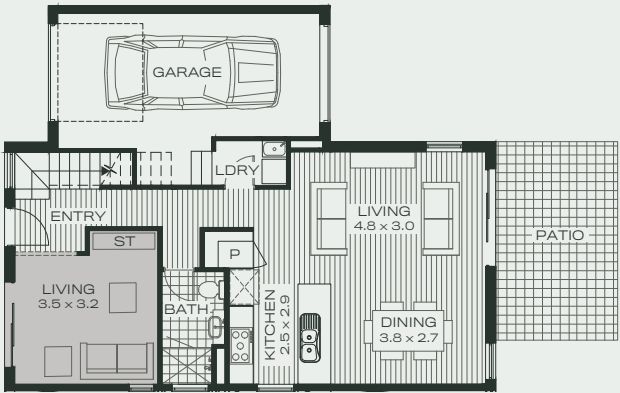


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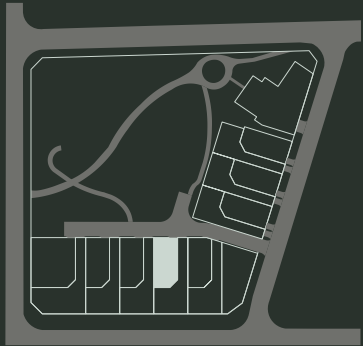
GROUND FLOOR



ALTERNATE  
GROUND FLOOR



FIRST FLOOR



**LOT 10**  
(FORMERLY LOT 104A)  
**OLEANDER**  
HOUSE TYPE 1

4 3 1

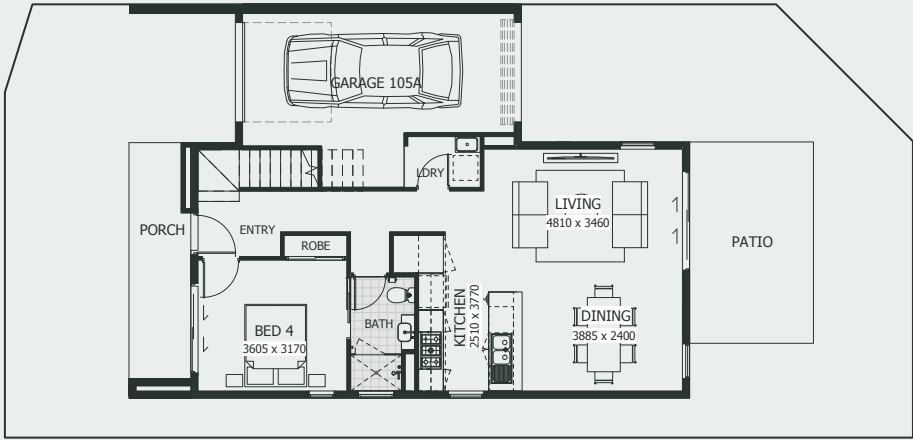
GROUND FLOOR	73.3 M <sup>2</sup>
FIRST FLOOR	72.9 M <sup>2</sup>
GARAGE	25.0 M <sup>2</sup>
PATIO	14.6 M <sup>2</sup>
PORCH	9.3 M <sup>2</sup>
BALCONY	8.9 M <sup>2</sup>
TOTAL	204.0 M <sup>2</sup>
LOT SIZE	225.2 M <sup>2</sup>



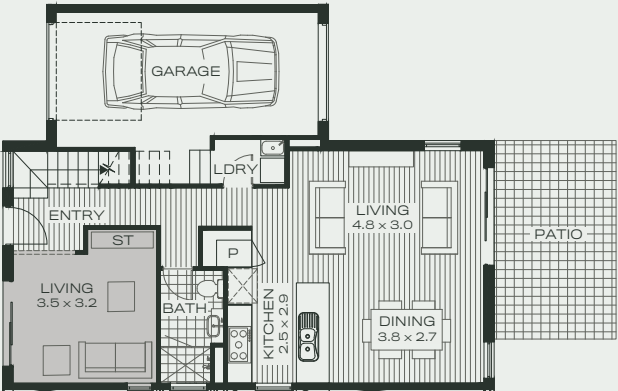
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GROUND FLOOR



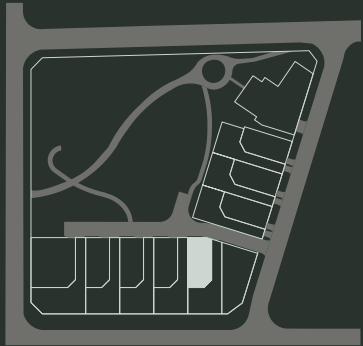
ALTERNATE  
GROUND FLOOR



FIRST FLOOR



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**LOT 9**  
(FORMERLY LOT 105A)  
**OLEADNER**  
HOUSE TYPE 1

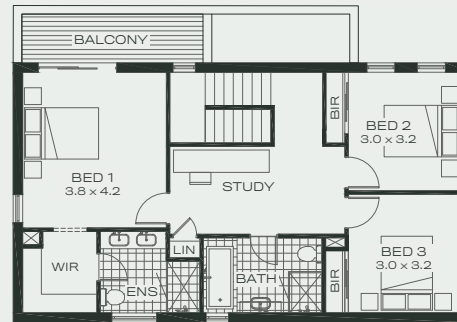
4 3 1

GROUND FLOOR	73.7 M <sup>2</sup>
FIRST FLOOR	73.3 M <sup>2</sup>
GARAGE	25.0 M <sup>2</sup>
PATIO	14.6 M <sup>2</sup>
PORCH	8.9 M <sup>2</sup>
BALCONY	6.9 M <sup>2</sup>
TOTAL	202.3 M <sup>2</sup>
LOT SIZE	225.0 M <sup>2</sup>

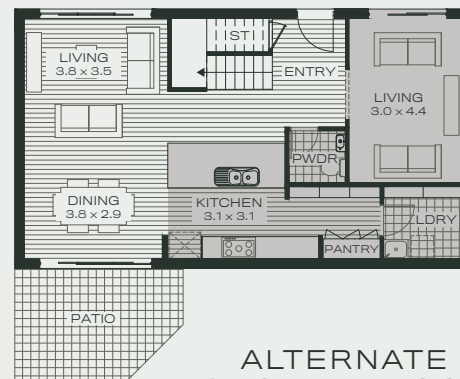
**TEGEL PARK**  
LEPPINGTON



GROUND FLOOR



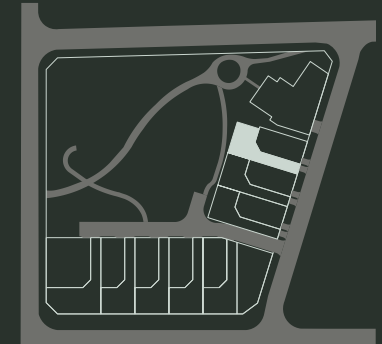
FIRST FLOOR



ALTERNATE GROUND FLOOR



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## LOT 4 (FORMERLY LOT 109A) MELALEUCA HOUSE TYPE 2

4 3.5 1

GROUND FLOOR	84.6 M <sup>2</sup>
FIRST FLOOR	84.5 M <sup>2</sup>
GARAGE	24.0 M <sup>2</sup>
PATIO	12.3 M <sup>2</sup>
PORCH	14.0 M <sup>2</sup>
BALCONY	6.3 M <sup>2</sup>
TOTAL	225.7 M <sup>2</sup>
LOT SIZE	247.0 M <sup>2</sup>



## FINISHES &amp; INCLUSIONS

## LIVING / DINING

Floor	Laminate flooring. Upgrade to ceramic tile in living/dining area is available. Carpeted stairs
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings
Cornice	Cove cornice
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes.
Lights	LED downlights and/or LED strip lighting
Air-conditioning	Ducted air-conditioning with remote control

## KITCHEN

Floor	Laminate flooring. Upgrade to ceramic tile in living/dining area is available
Cabinetry	Laminated cabinetry with soft close
Cabinetry - Interiors	White melamine finish
Bench top	20mm Caesarstone benchtops with waterfall edge
Kitchen sink	Large double bowl undermount sink
Splashback	Tiled
Tapware	Retractable/pull out sink mixer
Lights	LED downlights and/or LED strip lighting
Electric cooktop	SMEG 90cm gas cooktop
Oven	SMEG 90cm classic thermoseal oven
Cooktop extractor	SMEG 90cm concealed undermount rangehood
Dishwasher	SMEG freestanding dishwasher

## BEDROOMS

Floors	Carpet to bedroom floors, including ground floor bedroom/lounge
BIR - where applicable	Mirrored sliding doors
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings to the ground floor 2450mm high ceilings to the first floor
Cornice	Cove cornice
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes.
Lights	LED downlights and/or LED strip lighting
Air-conditioning	Ducted air-conditioning with remote control

## BATHROOMS / ENSUITES

Cabinetry - Vanity	Laminated finish with soft close hardware
Cabinetry - Interiors	White melamine finish
Bench top	20mm Caesarstone
Ensuite bath tub	Acrylic bath
Basin	Above counter or semi-recessed basins
Taps - Vanity, Bath, Shower	Wall mounted or semi-recessed tapware
Toilets	Caroma toilet suite with soft close seat
Accessory - Fittings	Double towel rail
Floors	Ceramic tiles
Walls	Floor to ceiling ceramic tiles
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes.

Ceiling	Flat white paint on set plasterboard 2600mm high ceilings to the ground floor 2450mm high ceilings to the first floor
Lights	LED downlights and/or LED strip lighting
Exhaust fans	Exhaust fans to be ducted to roof space

## LAUNDRY

Cabinetry	Oleander: N/A Melaleuca: Laminated finish with soft close hardware
Cabinetry - Interiors	Oleander: N/A Melaleuca: White melamine finish
Bench top	Oleander: N/A Melaleuca: 20mm Caesarstone
Tub	Stainless steel drop in tub
Laundry tap	Stylus Venecia mixer
Floor	Ceramic tile
Walls	Skirting tile and set plasterboard
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings
Cornice	Cove cornice
Lights	LED downlights and/or LED strip lighting

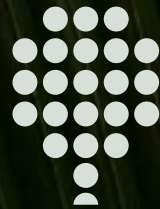
## BALCONIES

Floor	Balcony tiles
Balustrade and screens	Glazing and aluminium balustrade frames
Ceilings	Painted FC panelling and/or textured paint
Lights	LED ceiling and/or wall lights

## GENERAL

Landscaping	Included
Fly Screens	Included

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**RAWSON  
COMMUNITIES**

AS PART OF THE RAWSON GROUP, RAWSON  
COMMUNITIES PROVIDES PEACE OF MIND THROUGH  
OUR 40 YEARS' OF EXPERIENCE.

OFFERING A RANGE OF OPTIONS TO SUIT ALL  
BUDGETS, OUR LOCATIONS ARE CAREFULLY SELECTED  
FOR THEIR FAMILY LIVEABILITY, THRIVING COMMUNITY  
AND STRONG DEMAND AND GROWTH.





FOR MORE INFORMATION:

PLEASE ASK YOUR NEW HOME CONSULTANT OR CALL 1300 733 193  
[RAWSONCOMMUNITIES.COM.AU](http://RAWSONCOMMUNITIES.COM.AU)

SALES OFFICE LOCATIONS:

HOMEWORLD LEPPINGTON

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The inclusions are correct as at the date of printing, being April 2022, and are subject to change at any time.

Please speak to a Rawson New Home Consultant to discuss detailed home pricing for different designs and inclusions.

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