



**260 Edmondson Avenue, Austral
Welcome To Annapurna Residence
Go Where You Feel Most Alive!**



Table of Content

1. Diamond Inclusion Package
2. Architecture
3. Infrastructure
4. About Lavish Construction
& Developments





— 1. Diamond Inclusion Package

There are many benefits when choosing the 'Diamond Package' We offer nothing but the best of the best inclusions! You are receiving the highest quality of products, fixtures, and fittings all throughout your apartment. Our Inclusions have been carefully selected to enhance every aspect of these apartments, delivering an impressive finish inside and out.

Here are just some of many 'Fantastic Inclusions' we offer in the Diamond Package.

- Melamine or Polyurethane kitchen cupboards with 40mm Stone Benchtop including Waterfall (Silestone and Caesar Stone)
- Westinghouse Appliances or Similar
- High quality 3 coat paint system
- 1 painted feature wall included (Dulux or Taubmans)
- Tiles up to ceiling in all bathrooms
- Upgraded Tapware in all bathrooms
- Security alarm system
- Downlights throughout the whole apartment
- 20mm Stone benchtop bathroom vanities
- Floor tiles in kitchen and living
- Timber laminated or carpet flooring
- Bulkhead above kitchen island. Offering kitchen design lighting above benchtop
- Ducted air conditioning

We offer a substantial range of finishing's. We can book you in for your colour consultation and choice of products and fixtures for your dream apartment.

— Studio



— 1 Bedroom Apartment



— 2 Bedroom Apartment



— 2. Architecture

At Annapurna, you will feel so alive once you set your eyes on our Architecturally designed Modern Contemporary Apartments. You will be amazed by the Open Space and Luxurious Feel the apartment projects and that's all because of our skilled team of architects, who took months of planning and designing, wanting to give you that open space and functionality offering the best of the best quality inclusions such as our Diamond Inclusions Package at an affordable price.

We are forever coming up with new innovated designs. Designing and Building a 7 Retail & Commercial Complex. A Convenient Way to head below for All Your Shopping Needs.





FIRST FLOOR
1/100





THIRD FLOOR
1,100





— 4 Infrastructure

Many Fantastic Amenities Surrounds These 2 Great Suburbs. Such as:

- 5 Minute Drive to Leppington Station
- Coming Soon Stocklands Leppington and 10 Minute Drive to ED Square Shopping Centre in Edmondson Park
- 10 + Schools such as Childcare Centres, Primary and High Schools within a 10km radius
- New Community Facilities and Neighbourhood Centres
- Plenty of Green Open Space, Parks and Sports Fields
- Including Sydney's Second Airport, which will open at Nearby Badgery's Creek.
- Expected to Generate nearly 9,000 Direct Jobs, plus 6,9000 Indirect Jobs in Surrounding Areas
- Major Road Changes Include: Camden Valley Way, Bringelly Road, The Northern Road and Denham Court Road

— 6 About Us

Lavish Construction & Developments are a team of experienced members, with a combined experience of more than 15 years in the building industry. We are blazing new trails in design, personalization, and possibilities so we can build homes that reflect the unique people who live in them. The result is a homebuilding experience that is more personal, more collaborative, and more empowering than our homebuyers ever could have imagined. One that constantly pushes the boundaries of what's possible in-home building.

Lavish Construction & Developments pride ourselves on delivering you an exceptional home and service that meets all your needs at a price you can afford. At Annapurna, we are offering a great opportunity to those who have a substantial amount in super who wish to invest for their future retirement. Investors who wish to invest and want to receive a rental return guaranteed! Newly married couples who wish to purchase their very first home.

What We Are Offering?

1. 5% Capital Return Guarantee – Please see your Sales Agent for more information.
2. 4% Rental Guarantee

Currently Offering Home and Land Packages For young families offering quality inclusions at a premium price! Wanting to get their foot into the housing market.



Head To Our Website:
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