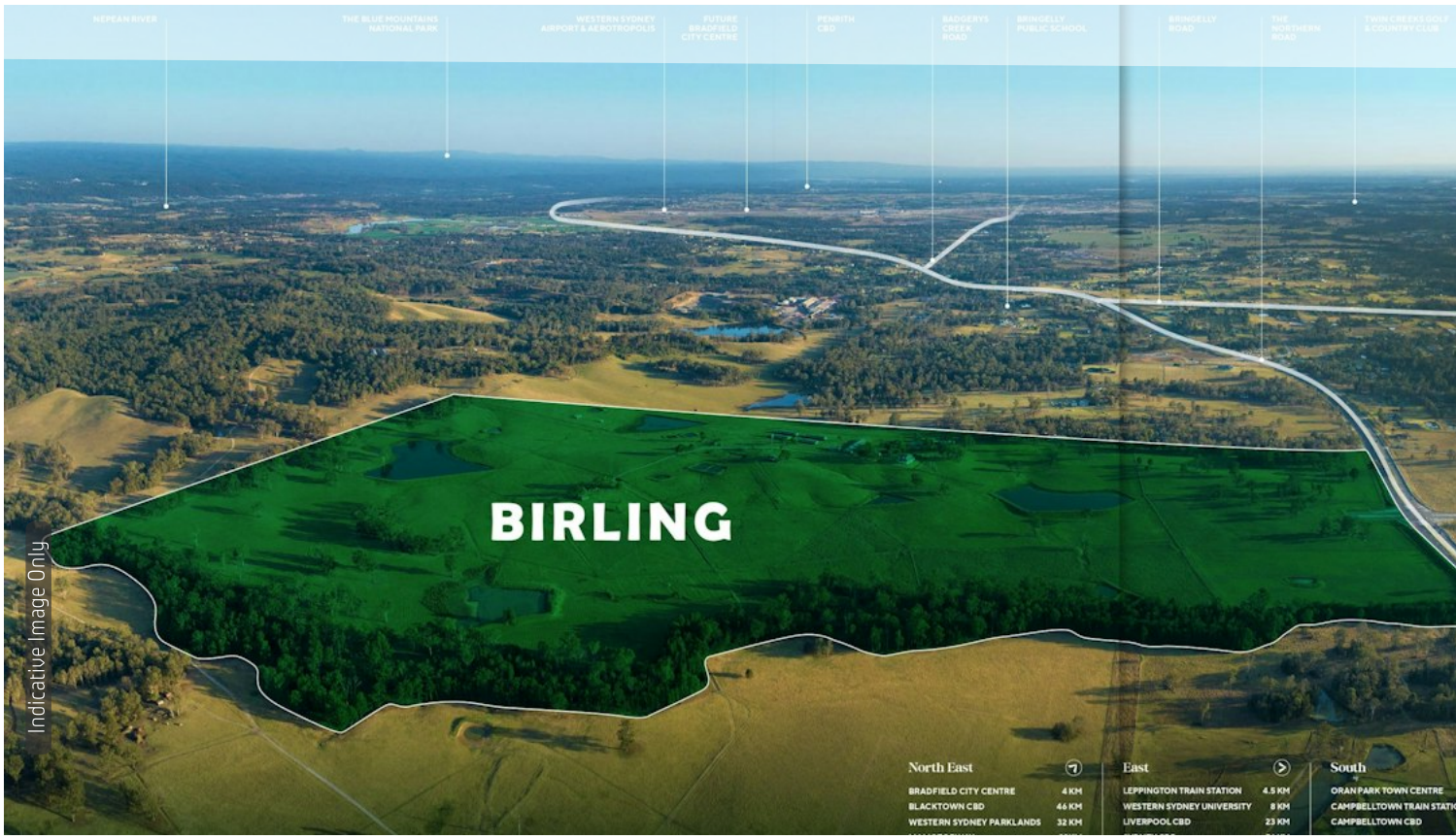
Property Package

Fixed Price - Full Turnkey

BIRLING ESTATE

4095 Proposed Rd BRINGELLY NSW 2556



$1,129,960

LAND PRICE $726,900	LAND SIZE M² 300.0
BUILD PRICE $403,060	BUILD SIZE M² 127.9
LAND REGISTRATION mid 27	EST. RENTAL RETURN P/W ON REQ.

Strategic Location Situated on the Northern Road, Birling is the closest master-planned community to the emerging Western Sydney International Airport, offering unparalleled access to future employment, education, and transport opportunities. Bright Futures for Families Designed with young families in mind, Birling combines modern amenities, active lifestyles, and an inclusive, culturally diverse community. Green Symphony and Cool Living With blue-green infrastructure, Birling is tailored to counteract rising temperatures, creating a cool, natural environment ideal for outdoor recreation and sustainable living. Proximity to Major Amenities Enjoy convenient access to local shops, quality schools, and future transport links that will reduce commute times, enhancing the quality of life for residents.

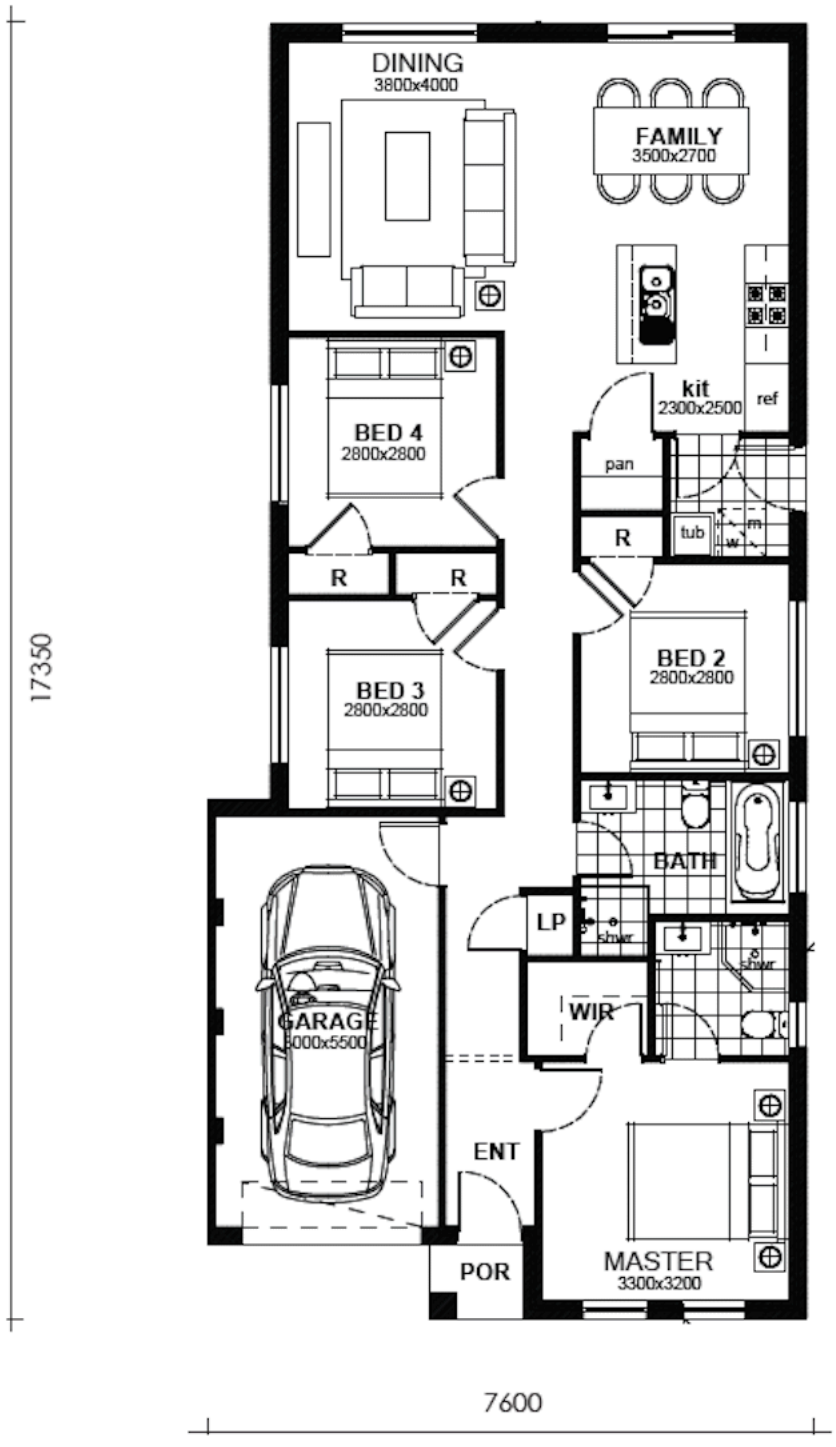
SYED JAFAR
0417122787
jafar@xpansion.com.au

FLOOR PLAN

SINGLE DWELLING

Total Area	127.9 m²

4	2	1



Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.