



1009 SHALLOW RD  
MELTON SOUTH (SEVENTH BEND ESTATE)

**\$705,900**

## MARLI 24

MONSANTO FACADE



**House Area:** 24sq **Land Area:** 416m<sup>2</sup>

### Standout Inclusions

- ▶ \*\*\* TITLED LAND \*\*\*
- ▶ 20mm Stone Benchtops Throughout.
- ▶ 2590mm High Ceilings Throughout.
- ▶ 900mm Stainless Steel Appliances.
- ▶ Brick Infills Above All Doors & Windows.
- ▶ Ducted Heating.
- ▶ Evaporative Cooling.
- ▶ LED Tri-Colour Downlights Throughout.
- ▶ Site Costs Included (Subject to T&C's).
- ▶ Soft Closing Drawers & Doors To All Cabinets.

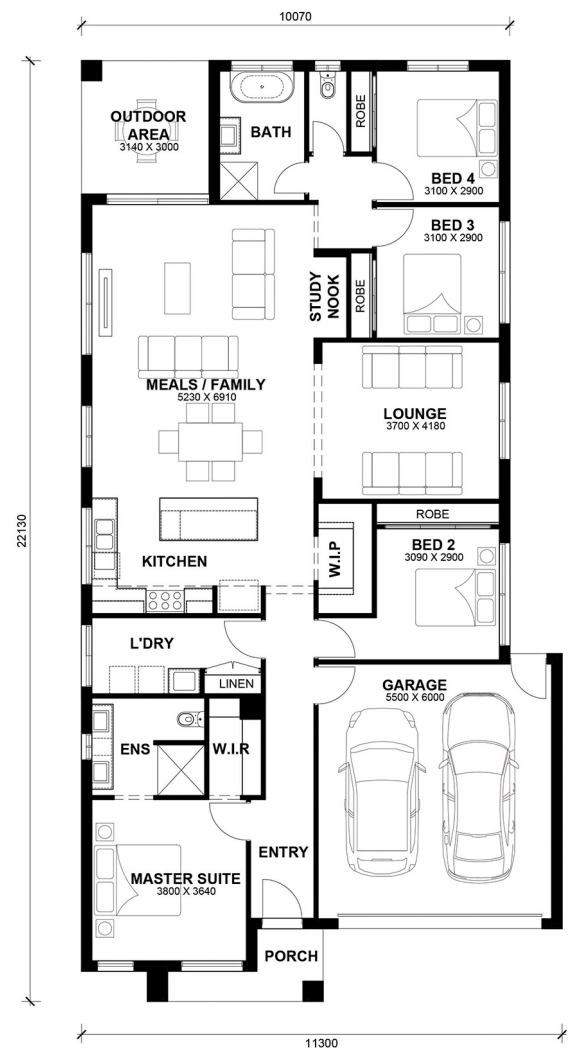
Further information please contact our New Home Consultant

**Matthias Edwards**

**Phone:** 0499991104

**Email:** matthias@astonhomes.com.au

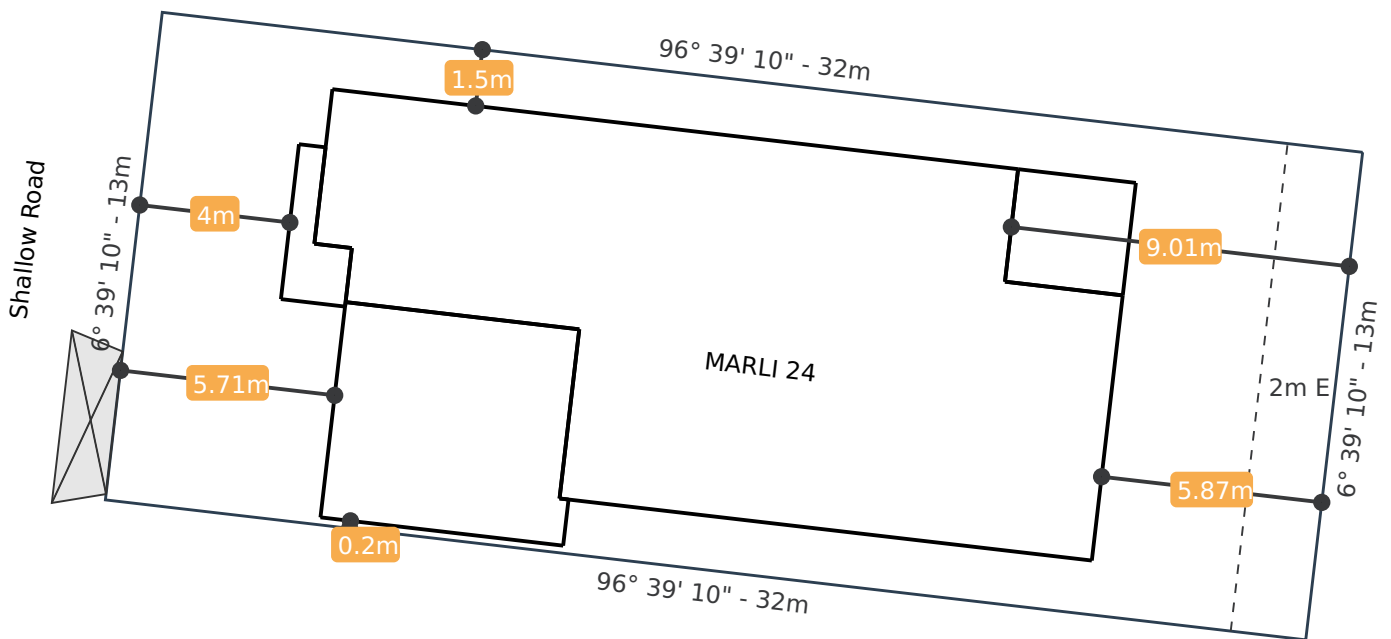
**Web:** astonhomes.com.au



DISCLAIMER: Price correct as of 13/12/2023 and valid for 60 days, Aston Homes has the right to change pricing without notice. "Fixed" pricing means that, subject to the terms of this disclaimer and any changes requested by the client, the price advertised will be the price contained in the building contract and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of subdivision and final price may vary if actual site conditions differ to those shown in developer supplied documents. Aston Homes has the right to charge additional site costs for any rock. Package price excludes telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Facade images shown may not be standard, and may not be included in the price of the home. This brochure is for illustration purposes and is to be used as a guide only. Refer to actual working drawings. This offer is not to be used in conjunction with any other offers unless explicitly stated by Aston Homes.



Scale 1:200



#### Site Coverage

Ground Floor	172.23
Garage	36.06
Alfresco	9.42
Porch	4.49
Option	0.00
Ext/Red	0.00

Total House m <sup>2</sup>	222.20
Lot Area	416.00
<b>Total Coverage</b>	<b>53.41%</b>

#### Lot Details

Lot No.	1009
SP No.	
Parent Lot No.	
Parent SP No.	

This is a preliminary siting only. It is an estimation and subject to verification & review. Final placement will be governed by a soil and survey test. House size on siting is based on Monsanto facade. Size may vary dependant on facade. Please refer to working drawings for complete dimensions.