



FOR ILLUSTRATION PURPOSES ONLY

Merino 29

Royale Facade



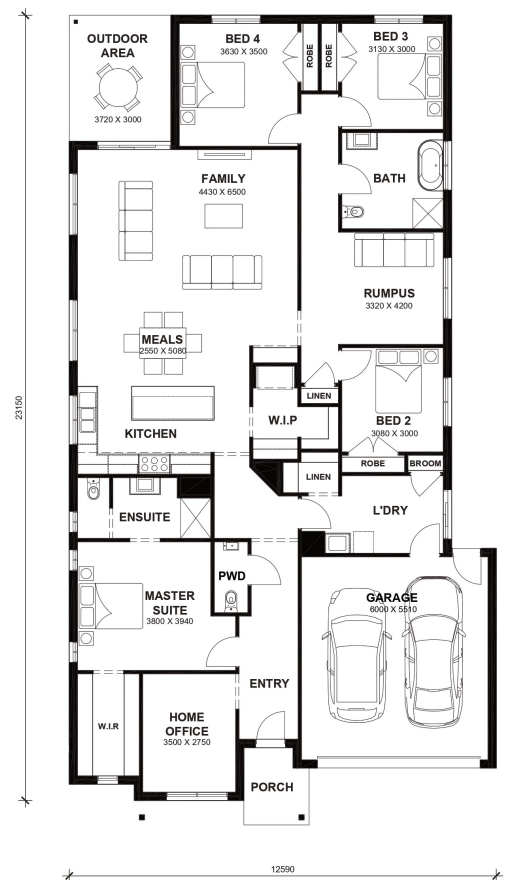
\$731,488

Lot 25 McIvors Road
Kilmore (Montana Estate)

Lot Size: 907m ²	House Size: 28.87sq
Lot Price: \$369,900	House Price: \$361,588

PACKAGE INCLUSIONS :

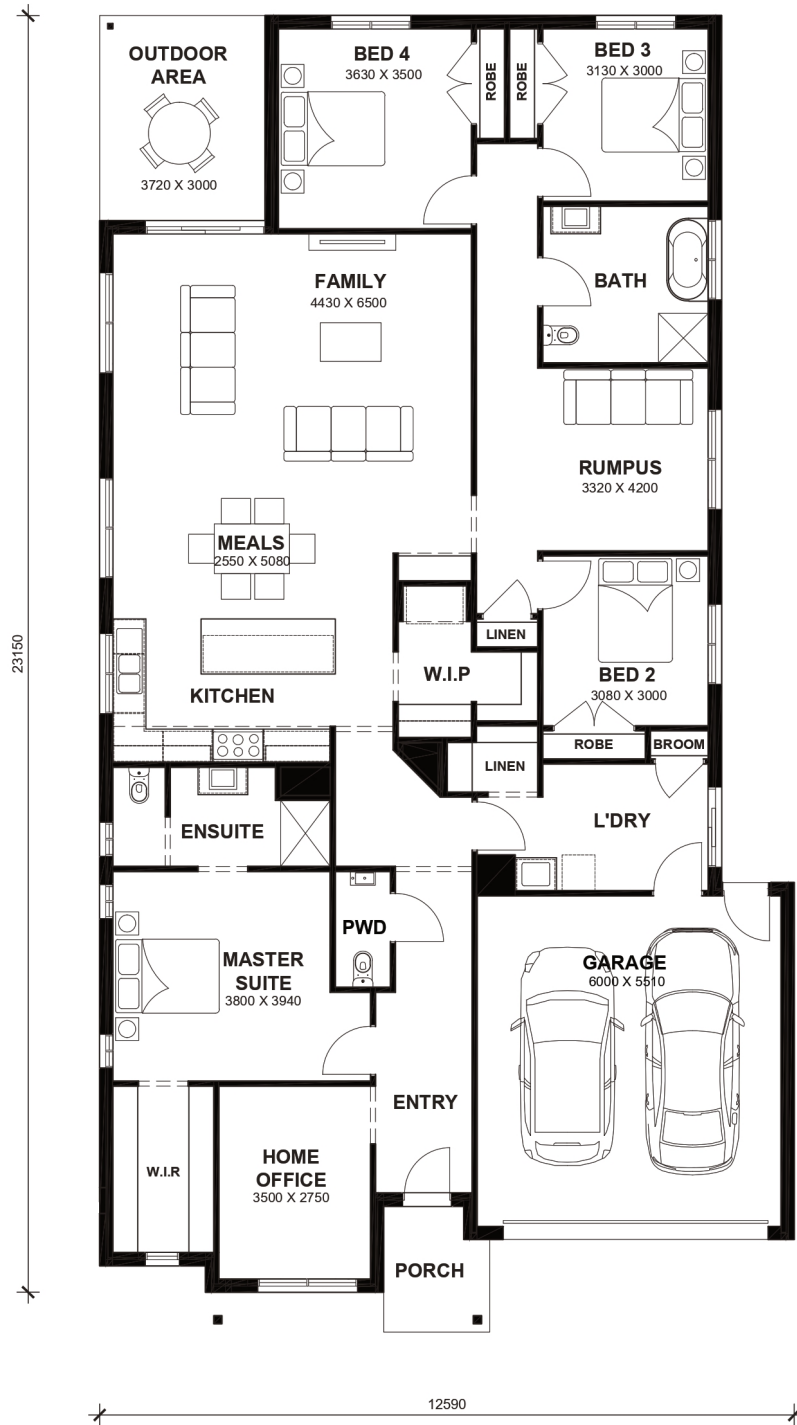
- 2.2kw Solar System
- Double Glazed Windows (Design Specific).
- 20mm Stone Benchtops Throughout.
- 22.5 Degree Roof Pitch.
- 2740mm High Ceilings Throughout.
- Ducted Heating.
- Evaporative Cooling.
- LED Tri-Colour Downlights Throughout.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Soft Closing Drawers & Doors To All Cabinets.
- Tile Splashback To Kitchen.
- 900mm stainless steel appliances (Design Specific).
- 215L Heat Pump Hot water Service.



Merino 29



LOT WIDTH 14m⁺ LOT DEPTH 32m⁺



TOTAL AREAS

FAMILY	4430mm X 6500mm	BED 4	3630mm X 3500mm	TOTAL	268.20m ²	28.87sq
MEALS	2550mm X 5080mm	RUMPUS	3320mm X 4200mm			
MASTER SUITE	3800mm X 3940mm	HOME OFFICE	3500mm X 2750mm	EXTERIOR LENGTH		23,150
BED 2	3080mm X 3000mm	OUTDOOR AREA	3720mm X 3000mm	EXTERIOR WIDTH		12,590
BED 3	3130mm X 3000mm	GARAGE	6000mm x 5510mm			

House size on brochure is based on the Avalon facade. Size may vary dependant on facade. Please refer to working drawings for complete dimensions.