

## **ARIA 28**

Luxembourg Facade



# \$710,590

### Lot 2428 Birkdale Way

## **Weir Views (Exford Waters Estate)**

**Lot Size:** 567m<sup>2</sup> **House Size:** 28.20sq **Lot Price:** \$390,000 **House Price:** \$320,590

#### **PACKAGE INCLUSIONS:**

- Tiles/Laminate flooring in living areas
- Led Downlights throughout the House
- 900mm x 900mm Tiled Shower Base
- 2.2kw Solar System
- Double Glazed Windows.
- TITLED LAND
- 20mm Stone Benchtops Throughout.
- 2590mm High Ceilings Throughout.
- Developer Guidelines & Covenants Included.
- Flyscreens To All Openable Windows.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- 900mm stainless steel appliances (Design Specific).
- 215L Heat Pump Hot water Service.
- Tilled land discount is applied subject to change





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DISCLAIMER: Price correct as of 17-03-2025 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.



#### **TOTAL AREAS**

FAMILY	7430mm x 4030mm	BED 4	3090mm x 3000mm	TOTAL	261.96m <sup>2</sup>	28.20sq
MEALS	2600mm x 2290mm	LOUNGE	3700mm x 3390mm			
MASTER SUITE	4500mm x 3600mm	KIDS RETREAT	4250mm x 3000mm	EXTERIOR LENGTH		22,360
BED 2	3200mm x 3110mm	OUTDOOR AREA	4580mm x 3690mm	EXTERIOR WIDTH		12,800
BED 3	3110mm x 3000mm	GARAGE	6010mm x 5500mm			