



FOR ILLUSTRATION PURPOSES ONLY

## ARIA 28

Luxembourg Facade



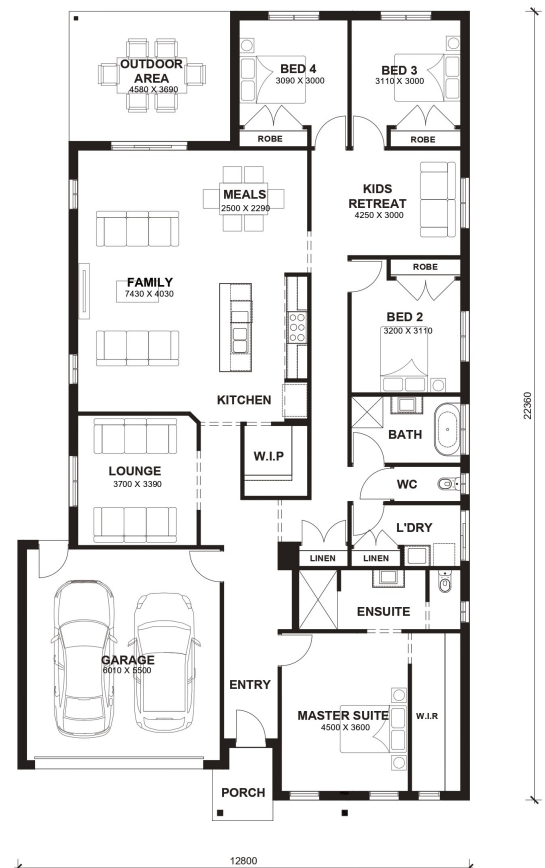
# \$710,590

Lot 2428 Birkdale Way  
**Weir Views (Exford Waters Estate)**

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

### PACKAGE INCLUSIONS :

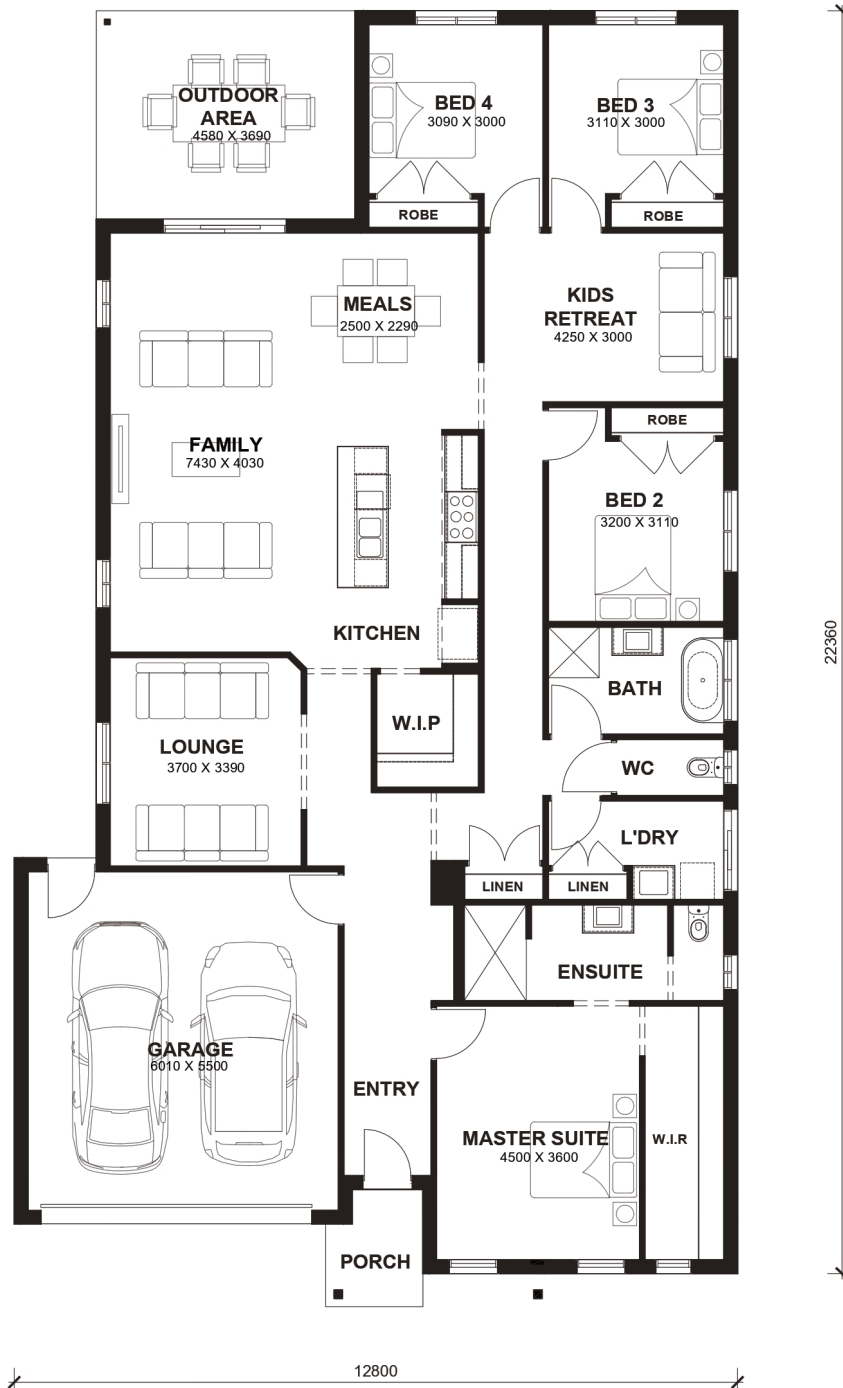
- Tiles/Laminate flooring in living areas
- Led Downlights throughout the House
- 900mm x 900mm Tiled Shower Base
- 2.2kw Solar System
- Double Glazed Windows.
- TITLED LAND
- 20mm Stone Benchtops Throughout.
- 2590mm High Ceilings Throughout.
- Developer Guidelines & Covenants Included.
- Flyscreens 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



# Aria 28



LOT WIDTH 14m<sup>+</sup> LOT DEPTH 32m<sup>+</sup>



## 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			

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