



FOR ILLUSTRATION PURPOSES ONLY

**EDEN 15.5**  
Sorrento Facade



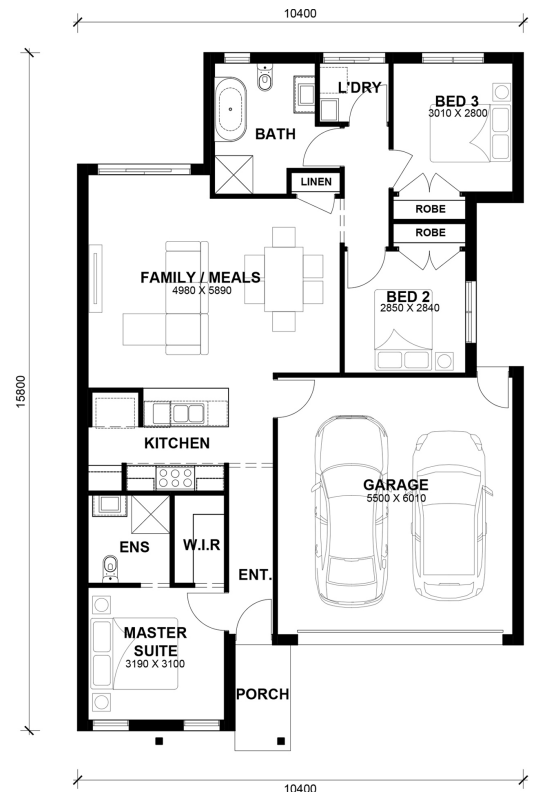
**\$564,240**

Lot 40408 Madeira Drive  
**Truganina (Mt Atkinson Estate)**

<b>Lot Size:</b>	262.50sq	<b>House Size:</b>	15.50sq
<b>Lot Price:</b>	\$303,500	<b>House Price:</b>	\$260,740

**PACKAGE INCLUSIONS :**

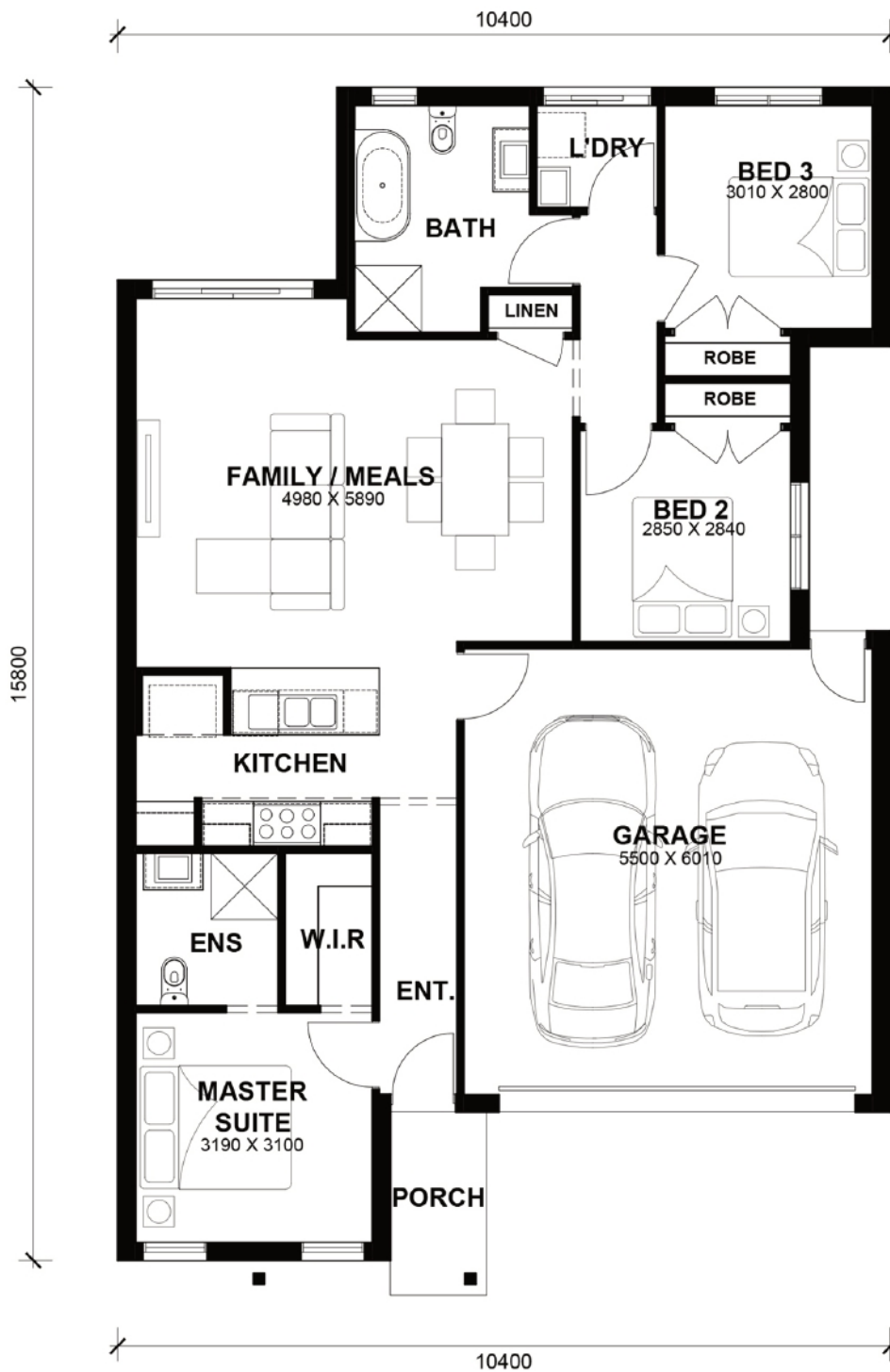
- Tiles/Laminate flooring in living areas
- Led Downlights throughout the House
- 900mm x 900mm Tiled Shower Base
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- 2590mm High Ceilings Throughout.
- Developer Guidelines & Covenants Included.
- Site Costs Included (Subject to T&C's).
- 900mm stainless steel appliances (Design Specific).
- 215L Heat Pump Hot water Service.
- Soft Closing Drawers & Doors To All Cabinets.
- 40K REBATE APPLIED TO TOTAL PRICE
- - Flexible floor plans & so much more!



# Eden 15.5



LOT WIDTH LOT DEPTH  
10.5m+ 21m+



## TOTAL AREAS

FAMILY / MEALS	4980mm x 5980mm	GARAGE	5500mm x 6010mm	TOTAL	143.12m <sup>2</sup>	15.4lsq
MASTER SUITE	3190mm x 3100mm					
BED 2	2850mm x 2840mm			EXTERIOR LENGTH		15,800
BED 3	3010mm x 2800mm			EXTERIOR WIDTH		10,400

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