



FOR ILLUSTRATION PURPOSES ONLY

## Iris 15

Monsanto 8.5 Facade



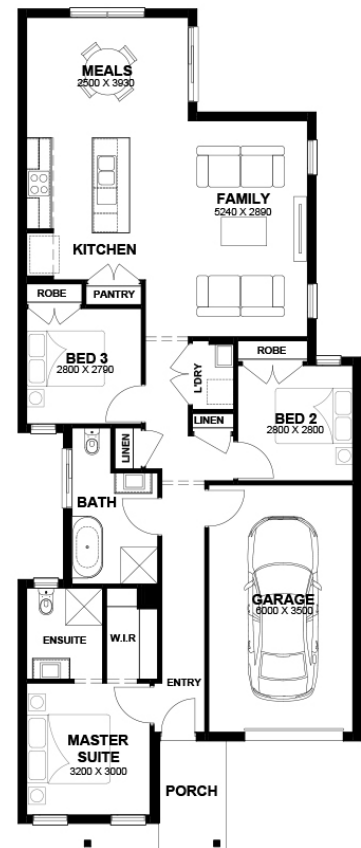
# \$515,500

Lot 526 Balmain Estate  
**Donnybrook (Balmain Estate)**

<b>Lot Size:</b>	212.50sq	<b>House Size:</b>	15.03sq
<b>Lot Price:</b>	\$280,000	<b>House Price:</b>	\$235,500

### PACKAGE INCLUSIONS :

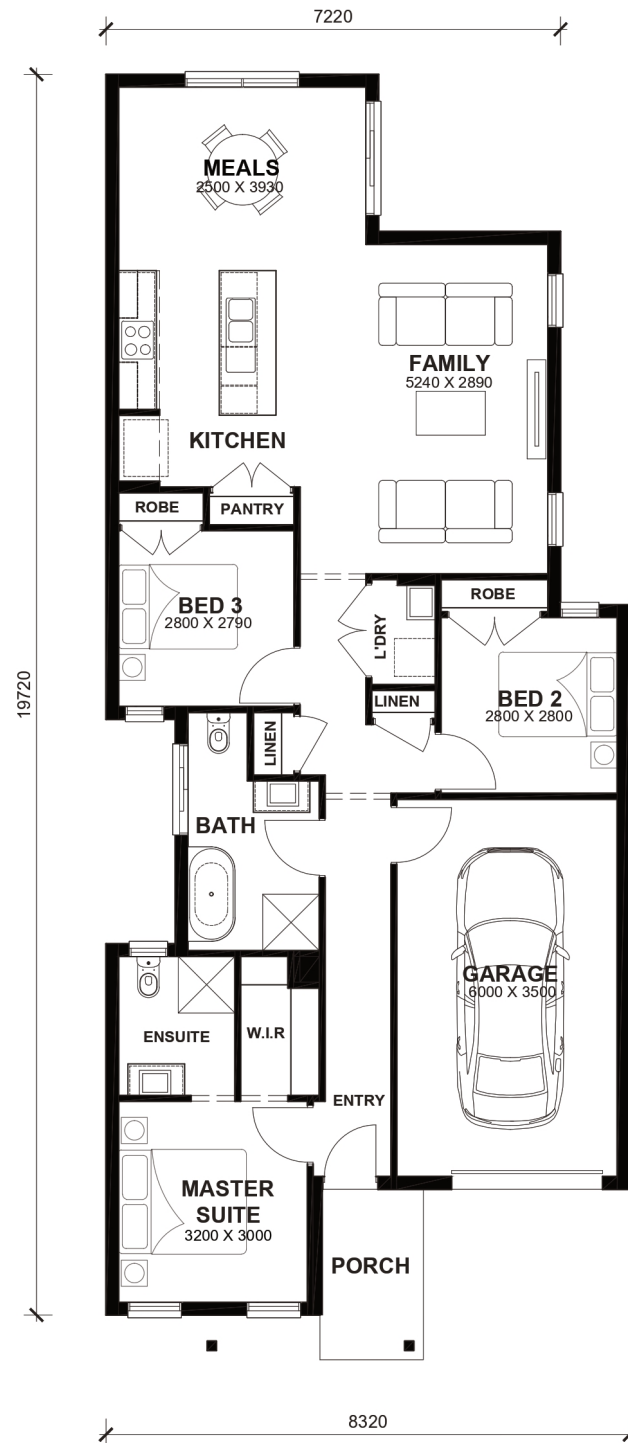
- Tiles/Laminate flooring in living areas
- Led Downlights throughout the House
- 2.2kw Solar System
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- Ducted Heating.
- Flyscreens To All Openable Windows.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Soft Closing Drawers & Doors To All Cabinets.
- 900mm stainless steel appliances (Design Specific).
- 215L Heat Pump Hot water Service.
- Back to Wall freestanding bath tub (size specific).



# Iris 15



LOT WIDTH 8.5m<sup>+</sup> LOT DEPTH 25m<sup>+</sup>



## TOTAL AREAS

FAMILY	5240mm x 2890mm	BED 3	2800mm x 2790mm	TOTAL	139.63m <sup>2</sup>	15.03sq
MEALS	2500mm x 3930mm	GARAGE	6000mm x 3500mm			
MASTER SUITE	3200mm x 3000mm			EXTERIOR LENGTH		19,720
BED 2	2800mm x 2800mm			EXTERIOR WIDTH		8,320

House size on brochure is based on the Avalon 8.5m facade. Size may vary dependant on facade. Please refer to working drawings for complete dimensions.