



FOR ILLUSTRATION PURPOSES ONLY

Westport 15

Royale 8.5 Facade



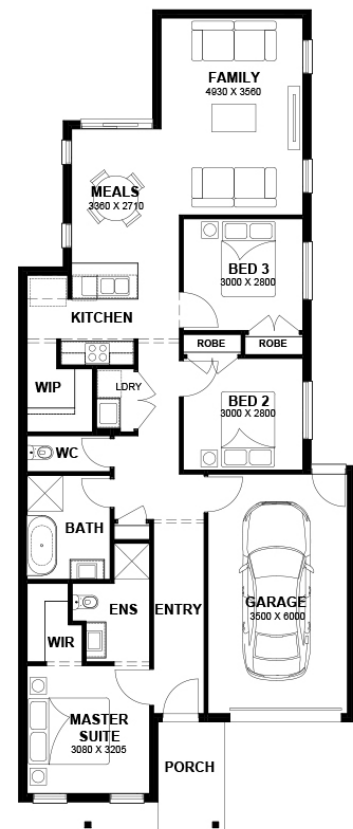
\$557,690

Lot 4345 Janacki Street
Werribee (Riverwalk Estate)

| | | | |
|-------------------|-----------|---------------------|-----------|
| Lot Size: | 262.50sq | House Size: | 14.77sq |
| Lot Price: | \$314,000 | House Price: | \$243,690 |

PACKAGE INCLUSIONS :

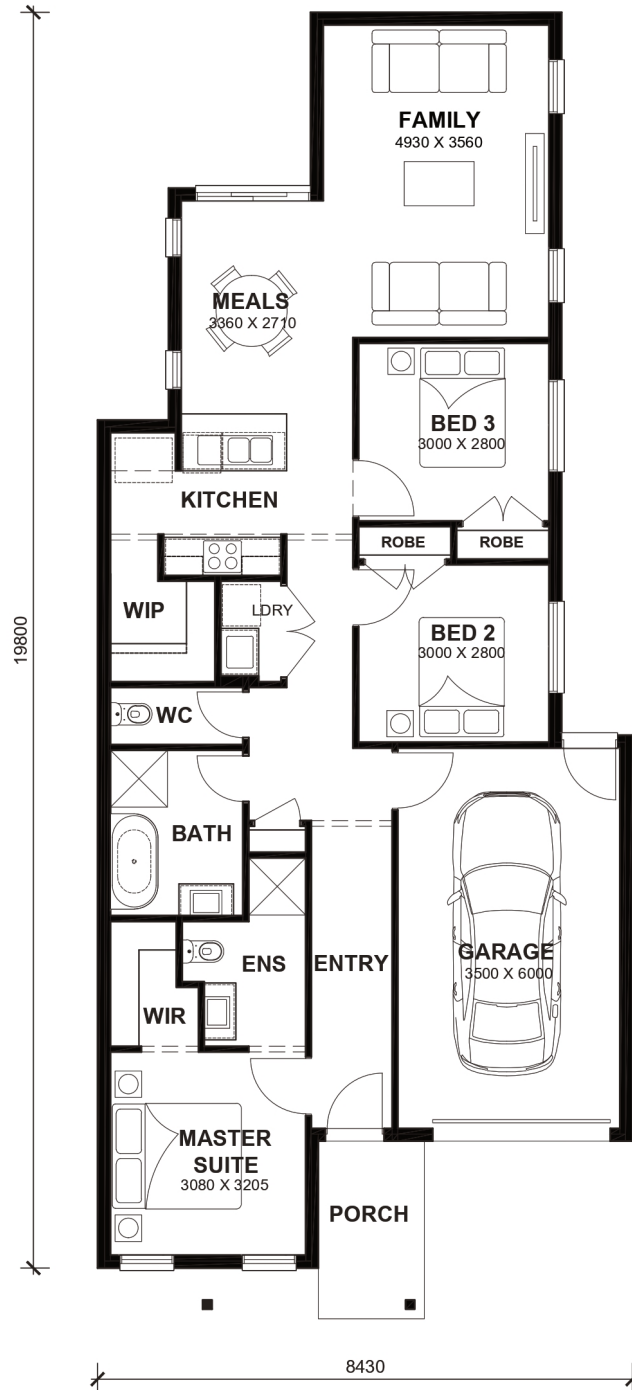
- Tiles/Laminate flooring in living areas
- 2.2kw Solar System
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- 2590mm High Ceilings Throughout.
- Ducted Heating.
- LED Tri-Colour Downlights Throughout.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- 900mm stainless steel appliances (Design Specific).
- 215L Heat Pump Hot water Service.
- Back to Wall freestanding bath tub (size specific).



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LOT WIDTH 8.5m⁺ LOT DEPTH 25m⁺



TOTAL AREAS

| | | | | | | |
|--------------|-----------------|--------|-----------------|-----------------|---------------------|---------|
| FAMILY | 4930mm x 3560mm | BED 3 | 3000mm x 2800mm | TOTAL | 13718m ² | 14.77sq |
| MEALS | 3360mm x 2710mm | GARAGE | 3500mm x 6000mm | | | |
| MASTER SUITE | 3080mm x 3205mm | | | EXTERIOR LENGTH | | 19,800 |
| BED 2 | 3000mm x 2800mm | | | EXTERIOR WIDTH | | 8,430 |

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.