



FOR ILLUSTRATION PURPOSES ONLY

Berkeley 18
Stanley Facade



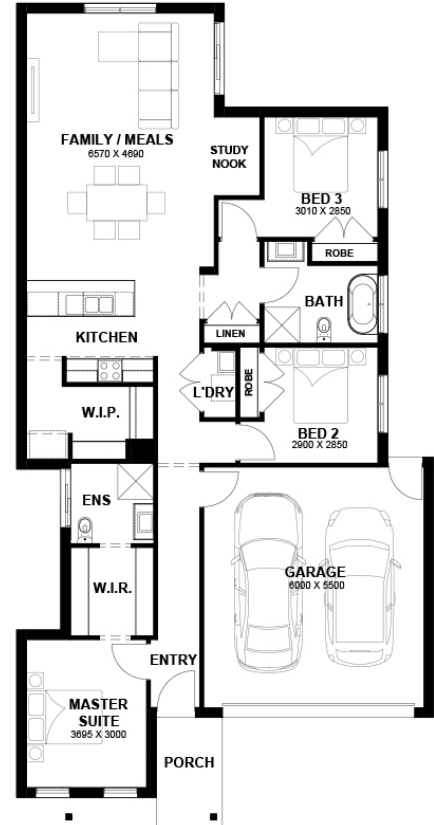
\$597,690

Lot 4347 Janacki Street
Werribee (Riverwalk Estate)

Lot Size:	312.50sq	House Size:	18.33sq
Lot Price:	\$348,000	House Price:	\$249,690

PACKAGE INCLUSIONS :

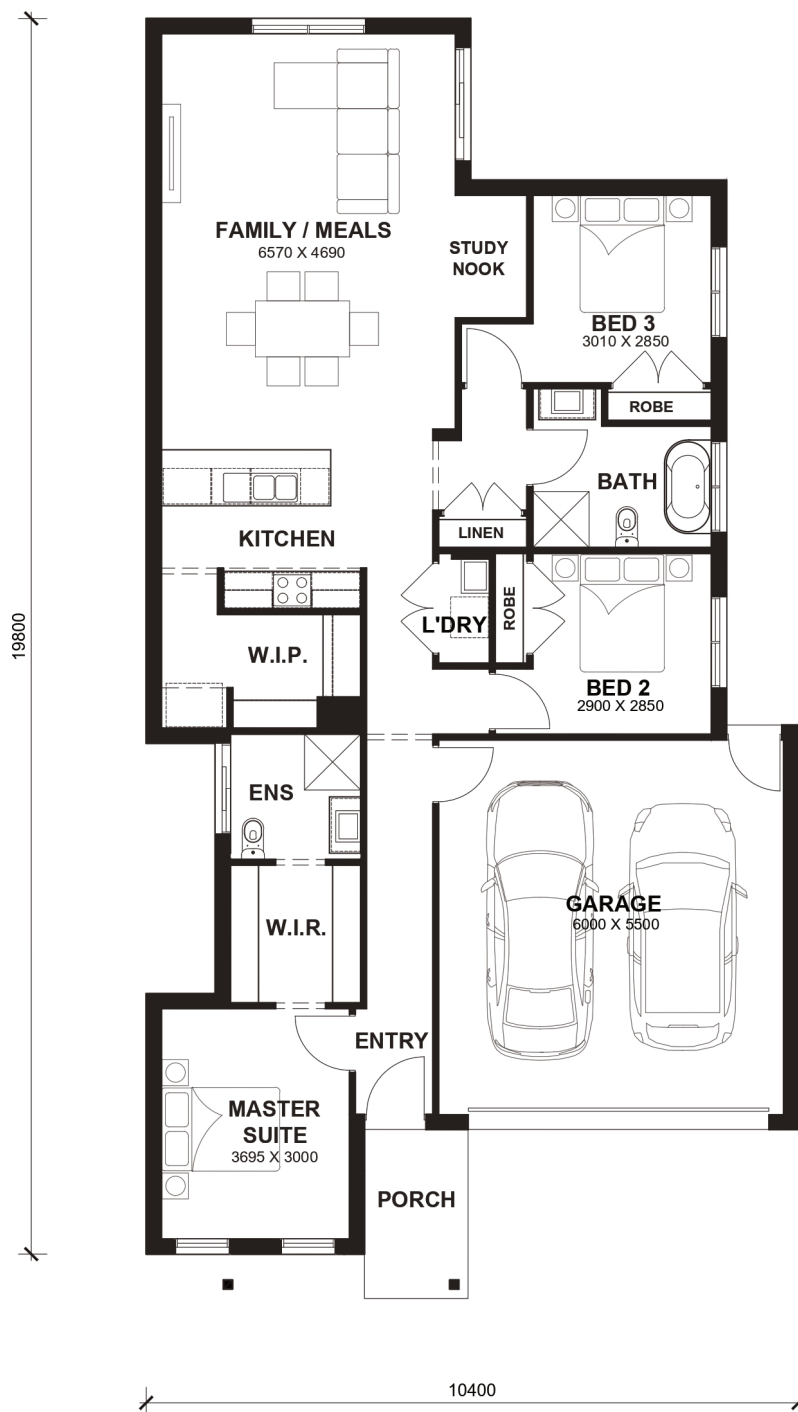
- Tiles/Laminate flooring in living areas
- 2.2kw Solar System
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- 2590mm High Ceilings Throughout.
- Ducted Heating.
- LED Tri-Colour Downlights Throughout.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- 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 10.5m⁺ LOT DEPTH 25m⁺



TOTAL AREAS

FAMILY / MEALS	6570mm x 4690mm	GARAGE	6000mm x 5500mm	TOTAL	170.26m ²	18.33sq
MASTER SUITE	3695mm x 3000mm					
BED 2	2900mm x 2850mm			EXTERIOR LENGTH		19,800
BED 3	3010mm x 2850mm			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.