



FOR ILLUSTRATION PURPOSES ONLY

Berkeley 18

Avalon Facade



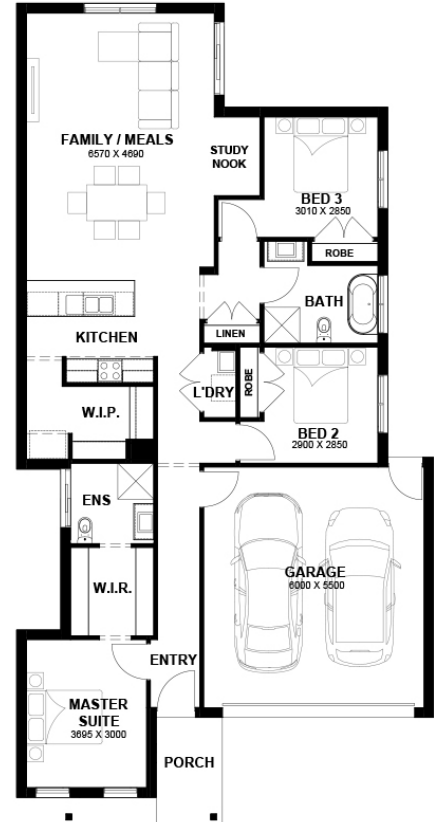
\$610,147

Lot 1507 Moonstone Rd
Donnybrook (Donnybrae Estate)

| | | | |
|-------------------|-------------------|---------------------|-----------|
| Lot Size: | 350m ² | House Size: | 18.33sq |
| Lot Price: | \$359,000 | House Price: | \$251,147 |

PACKAGE INCLUSIONS :

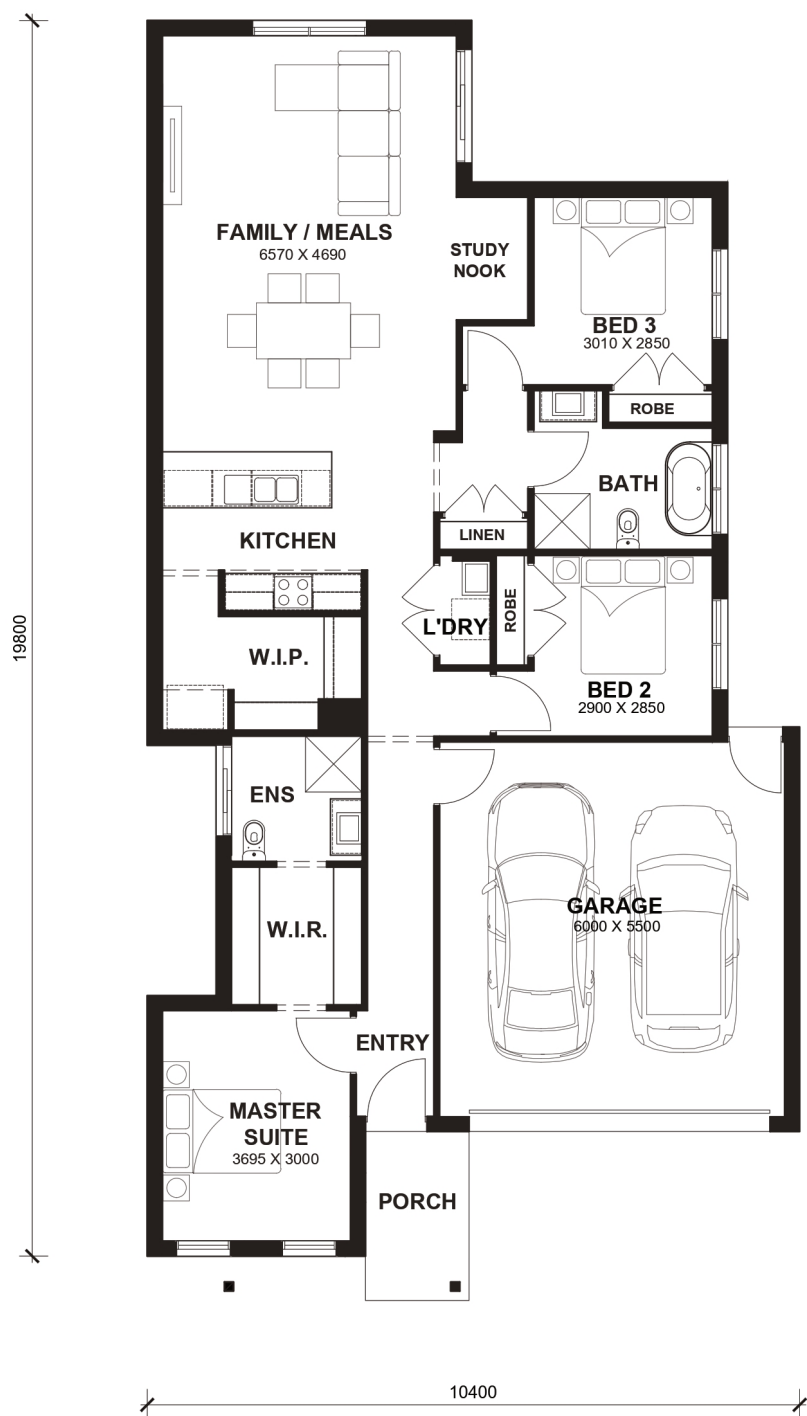
- Tiles/Laminate flooring in living areas
- Led Downlights throughout the House
- 2.6kw Solar System
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- 900mm Appliances to Kitchen
- \$20K Titled Land Rebate Applied
- Coloured Concrete Driveway
- Ducted Heating & Cooling System: split system air-conditioner
- THE MEGA SALE PROMOTION - \$15K OFF Applied
- Dishwasher



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LOT WIDTH LOT DEPTH
10.5m⁺ 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.