



FOR ILLUSTRATION PURPOSES ONLY

## Ventura 13

Hamilton Natural  
Facade



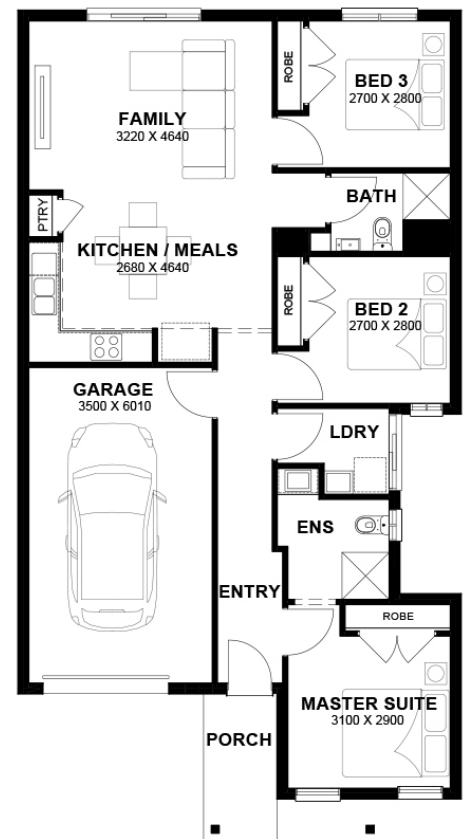
**\$563,250**

Lot 1128 Holloway Road  
Melton South (Maplewood Estate)

<b>Lot Size:</b>	336m <sup>2</sup>	<b>House Size:</b>	12.71sq
<b>Lot Price:</b>	\$325,000	<b>House Price:</b>	\$238,250

### 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.
- Tile Splashback To Kitchen.
- Coloured Concrete Driveway
- Ducted Heating & Cooling System: split system air-conditioner
- THE MEGA SALE PROMOTION - \$15K OFF Applied
- Dishwasher
- TITLES - April 2026



# Ventura 13



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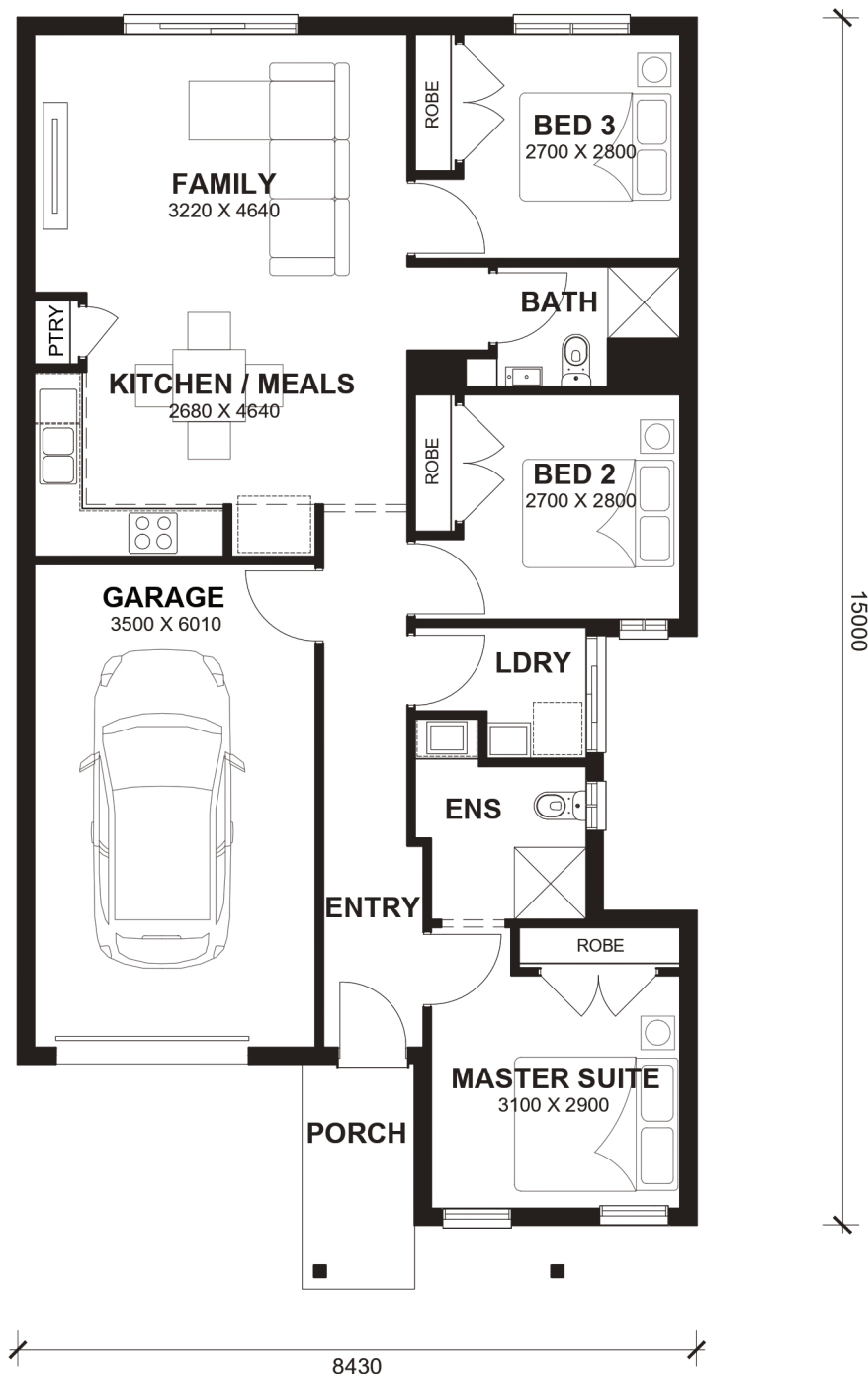


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LOT WIDTH 8.5m<sup>+</sup> LOT DEPTH 21m<sup>+</sup>



## TOTAL AREAS

FAMILY	3220mm x 4640mm	BED 3	2700mm x 2800mm	TOTAL	118.12m <sup>2</sup>	12.71sq
KITCHEN / MEALS	2680mm x 4640mm	GARAGE	3500mm x 6010mm			
MASTER SUITE	3100mm x 2900mm			EXTERIOR LENGTH		15,000
BED 2	2700mm 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.