

Berkeley 18

Hamilton Natural Facade







\$581,250

Lot 1227 Munro Avenue

Melton South (Maplewood Estate)

Lot Size: 350m² **House Size:** 18.33sq **Lot Price:** \$325,000 **House Price:** \$256,250

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



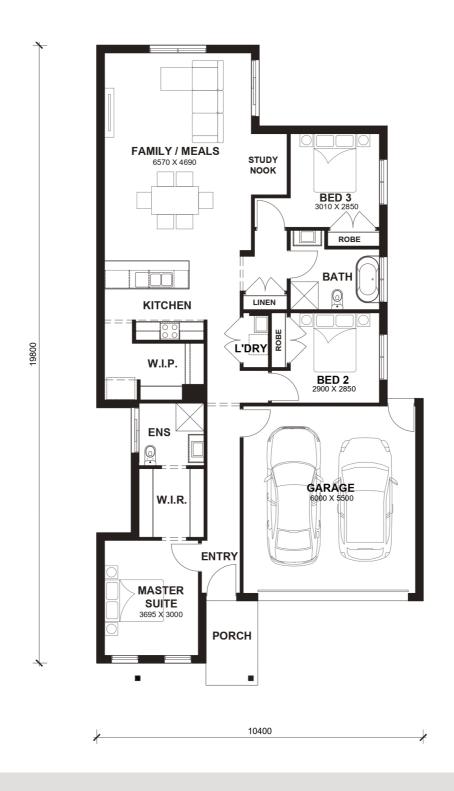


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TOTAL AREAS

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