



FOR ILLUSTRATION PURPOSES ONLY

Iris 17

Royale 8.5 Facade



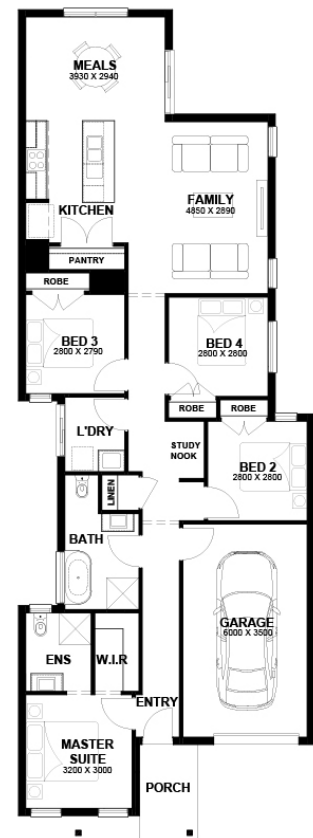
\$548,090

Lot 5026 \$40K UPGRADES INCLUDED
Weir Views (Exford Waters Estate)

Lot Size:	272m ²	House Size:	16.92sq
Lot Price:	\$267,000	House Price:	\$281,090

PACKAGE INCLUSIONS :

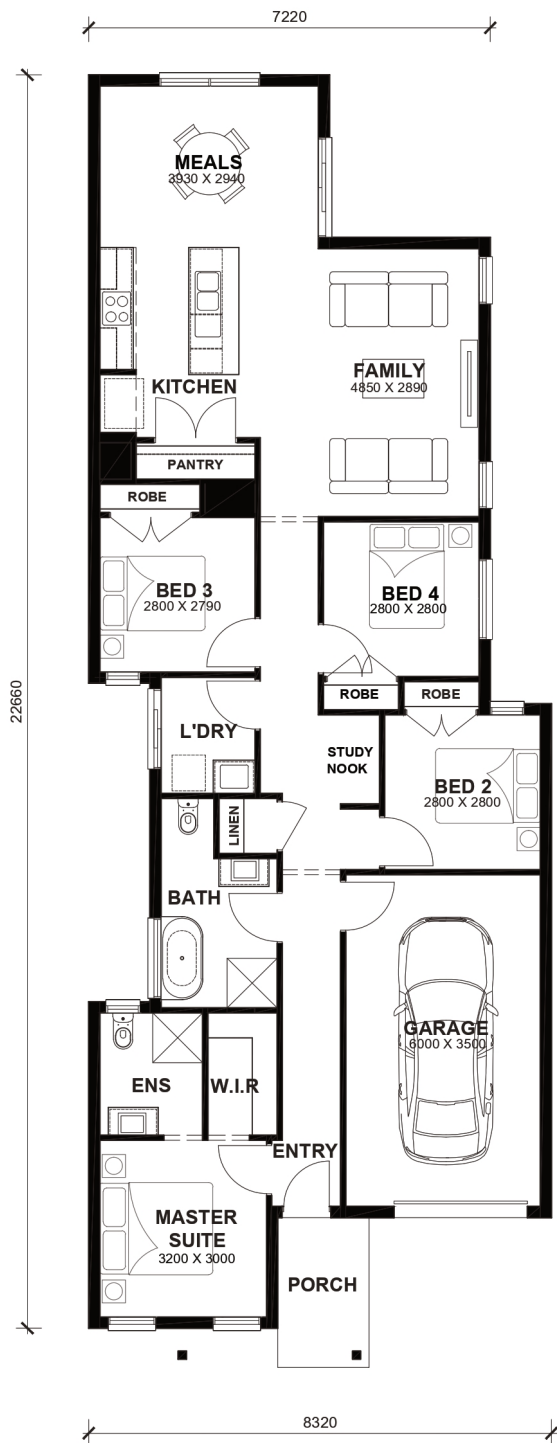
- 2.6kw Solar System
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- Ducted Heating.
- LED Tri-Colour Downlights Throughout.
- Site Costs Included (Subject to T&C's).
- 215L Heat Pump Hot water Service.
- Back to Wall freestanding bath tub (size specific).
- Floor to Ceiling Tiling in Ensuite & Bath
- 4.8 STAR RATING ON PRODUCT REVIEWS
- \$40,000.00 IN UPGRADES INCLUDED (YOU CHOOSE YOUR UPGRADES AT NO EXTRA CHARGE)
- Flooring throughout



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LOT WIDTH LOT DEPTH
8.5m⁺ 28m⁺



TOTAL AREAS

FAMILY	4850mm x 2890mm	BED 3	2800mm x 2790mm	TOTAL	15717m ²	16.92sq
MEALS	3930mm x 2940mm	BED 4	2800mm x 2800mm			
MASTER SUITE	3200mm x 3000mm	GARAGE	6000mm x 3500mm	EXTERIOR LENGTH		22,660
BED 2	2800mm x 2800mm			EXTERIOR WIDTH		8,320

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.