

ASPEN 22.5

Hamilton Natural Facade







\$622,626

BED 3

OUTDOOR

Lot 1506 Title: Q3 2025

Melton South (Orchard Green Estate)

Lot Size: 359.38m² **House Size:** 22.51sq **Lot Price:** \$320,000 **House Price:** \$302.626

PACKAGE INCLUSIONS:

- 2.6kw 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.
- 215L Heat Pump Hot water Service.
- Back to Wall freestanding bath tub (size specific).
- Floor to Ceiling Tiling in Ensuite & Bath
- Coloured Concrete Driveway
- 40mm edging to Kitchen stone benchtops
- Block-out roller blinds to windows and sliding doors
- 4.8 STAR RATING ON PRODUCT REVIEWS





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DISCLAIMER: Price correct as of 23-09-2025 and valid for 60 days, Aston Homes has the right to change pricing without notice. "Fixed" pricing means that, subject to the terms of this disclaimer and any changes requested by the client, the price advertised will be the price contained in the building contract and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of subdivision and final price may vary if actual site conditions differ to those shown in developer supplied documents. Aston Homes has the right to charge additional site costs for any rock. Package price excludes telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Facade image shown may not be standard, and may not be included in the price of the home. This brochure is for illustration purposes and is to be used as a guide only.



TOTAL AREAS

| FAMILY | 4870mm x 4500mm | BED 4 | 3015mm x 2850mm | TOTAL | 209.14m ² | 22.51sq |
|--------------|-----------------|--------------|-----------------|-----------------|----------------------|---------|
| MEALS | 2500mm x 4870mm | LOUNGE | 3550mm x 3365mm | | | |
| MASTER SUITE | 3640mm x 3500mm | OUTDOOR AREA | 2940mm x 2870mm | EXTERIOR LENGTH | | 20,120 |
| BED 2 | 2910mm x 2900mm | GARAGE | 6000mm x 5500mm | EXTERIOR WIDTH | | 11,300 |
| BED 3 | 3015mm x 2850mm | | | | | |