



FOR ILLUSTRATION PURPOSES ONLY

ASPEN 22.5

Hamilton Natural
Facade



\$622,626

Lot 1506 Title: Q3 2025

Melton South (Orchard Green Estate)

Lot Size: 359.38m²

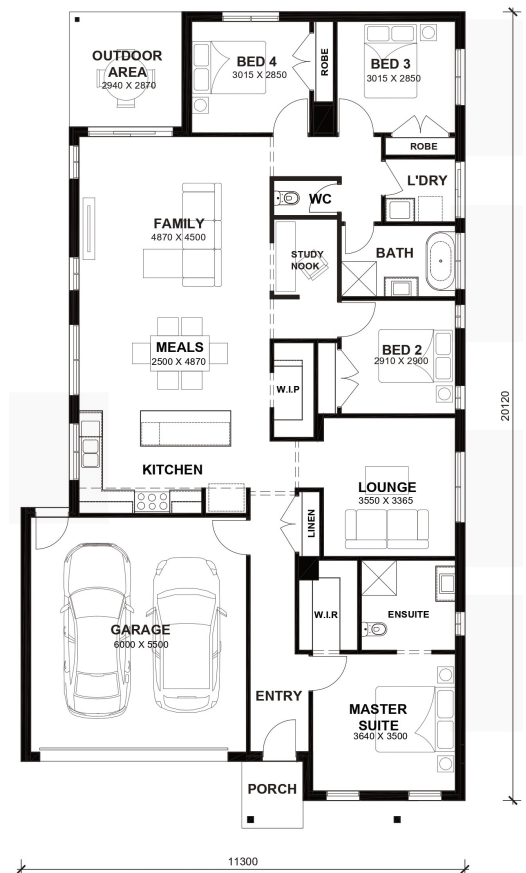
House Size: 22.51sq

Lot Price: \$320,000

House Price: \$302,626

PACKAGE INCLUSIONS :

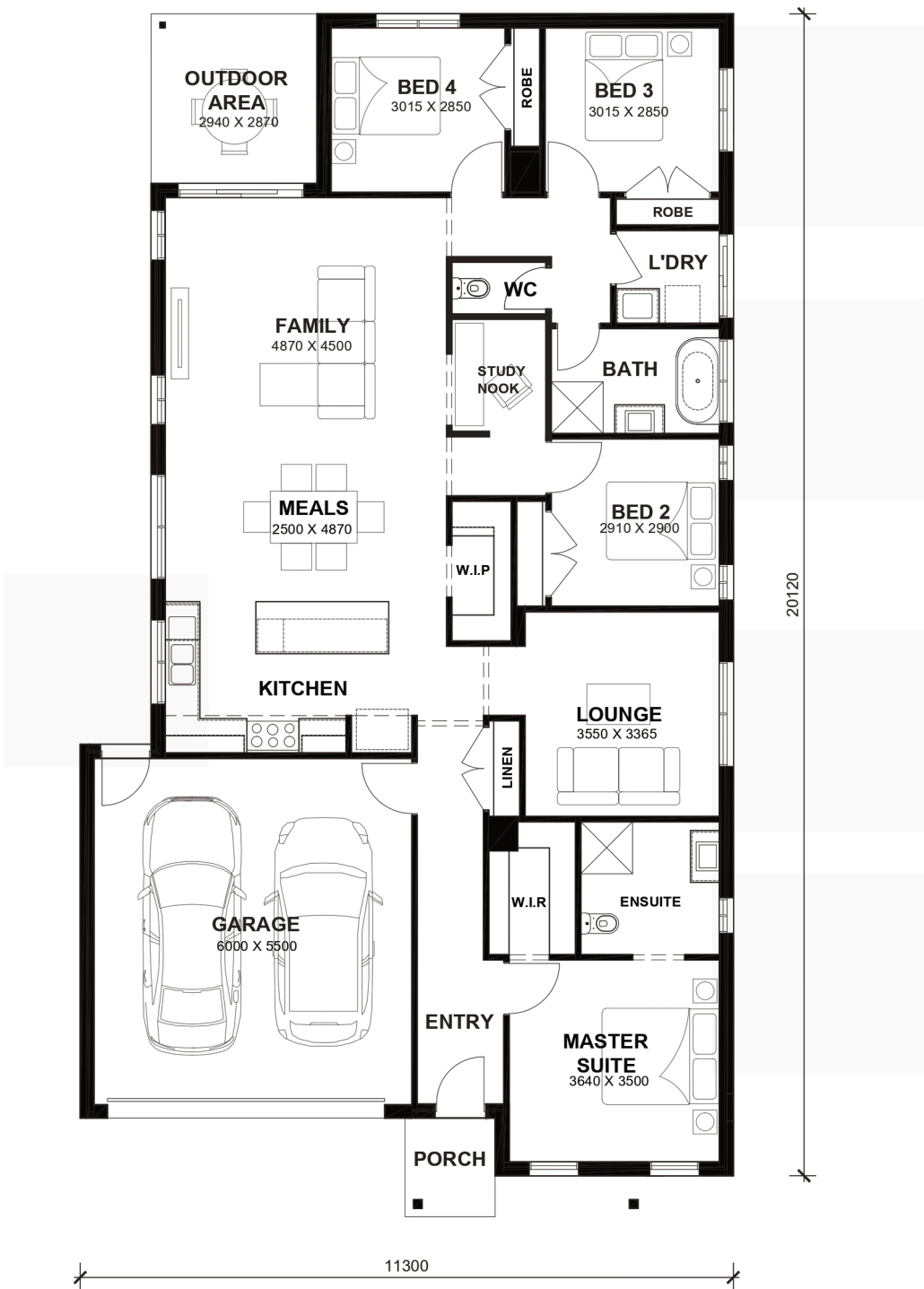
- 2.6kw Solar System
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- 2590mm High Ceilings Throughout.
- Ducted Heating.
- LED Tri-Colour Downlights Throughout.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- 215L Heat Pump Hot water Service.
- 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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LOT WIDTH LOT DEPTH
12.5m⁺ 28m⁺



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					

House size on brochure is based on the Avalon facade. Size may vary dependant on facade. Please refer to working drawings for complete dimensions.