



FOR ILLUSTRATION PURPOSES ONLY

## Berkeley 18

Hamilton Natural Facade



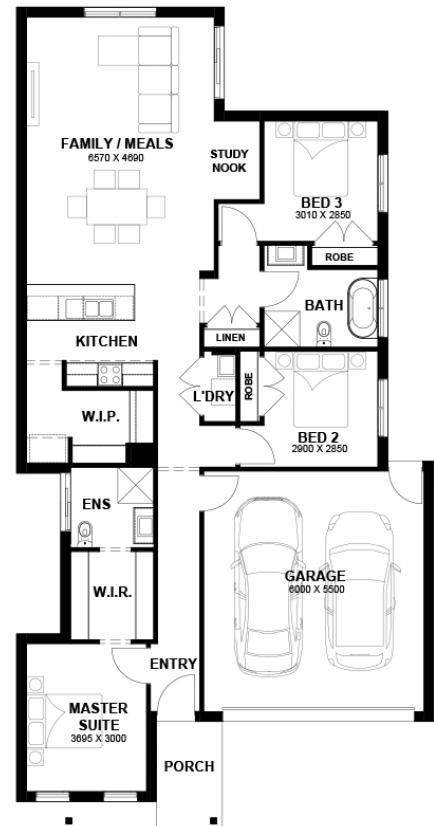
**\$595,602**

Lot 474 Frittata Street  
Donnybrook (Heartford Estate)

|                   |                   |                     |           |
|-------------------|-------------------|---------------------|-----------|
| <b>Lot Size:</b>  | 263m <sup>2</sup> | <b>House Size:</b>  | 18.33sq   |
| <b>Lot Price:</b> | \$310,000         | <b>House Price:</b> | \$285,602 |

### PACKAGE INCLUSIONS :

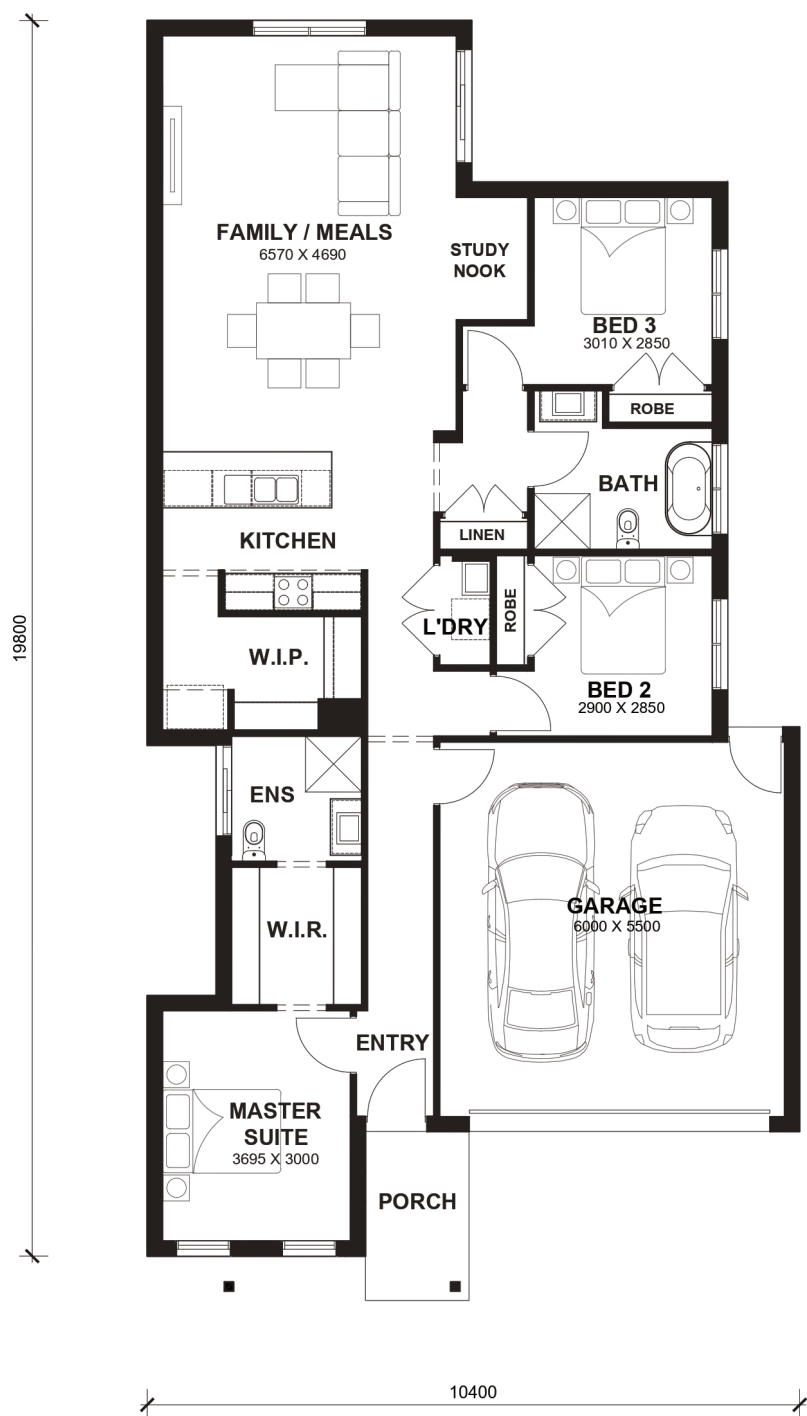
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- 22.5 Degree Roof Pitch.
- 2590mm High Ceilings Throughout.
- LED Tri-Colour Downlights Throughout.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Soft Closing Drawers & Doors To All Cabinets.
- Tile Splashback To Kitchen.
- Front and Rear Landscaping
- Coloured Concrete Driveway
- Heating & Cooling
- AMAZING 4.8 STARS ON PRODUCT REVIEW



# Berkeley 18



LOT WIDTH LOT DEPTH  
10.5m<sup>+</sup> 25m<sup>+</sup>



## TOTAL AREAS

|                |                 |        |                 |                 |                      |         |
|----------------|-----------------|--------|-----------------|-----------------|----------------------|---------|
| FAMILY / MEALS | 6570mm x 4690mm | GARAGE | 6000mm x 5500mm | TOTAL           | 170.26m <sup>2</sup> | 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  |

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