

Kimberley 18

Avalon Facade







\$625,132

Lot 1254 Balbi Road

Truganina (Grandview Estate)

Lot Size: 350m² **House Size:** 18.22sq **Lot Price:** \$365,000 **House Price:** \$260,132

PACKAGE INCLUSIONS:

- Led Downlights throughout the House
- Double Glazed Windows.
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Tile Splashback To Kitchen.
- Coloured Concrete Driveway
- THE MEGA SALE PROMOTION \$15K OFF Applied
- Dishwasher
- \$25K Land Rebate Applied
- Evaporative cooling throughout house
- Laminated Timber Flooring to Living Areas & Carpets to **Bedrooms**
- TITLED LAND, READY TO BUILD ON!





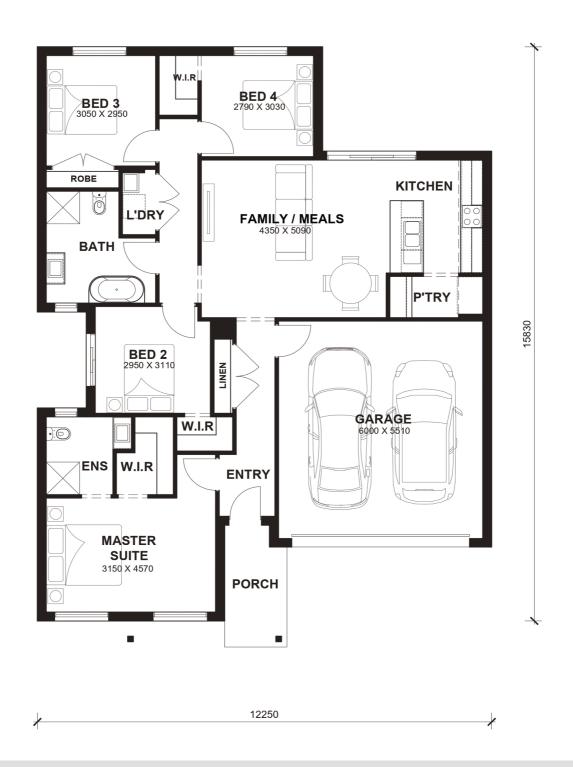
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DISCLAIMER: Price correct as of 29-10-2025 and valid for 60 days, Aston Homes has the right to change pricing without notice. "Fixed" pricing means that, subject to the terms of this disclaimer and any changes requested by the client, the price advertised 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 / MEALS	4350mm x 5090mm	BED 4	2790mm x 3030mm	TOTAL	169.22m ²	18.22sq
MASTER SUITE	3150mm x 4570mm	GARAGE	6000mm x 5510mm			
BED 2	2950mm x 3110mm			EXTERIOR LENGTH		15,830
BED 3	3050mm x 2950mm			EXTERIOR WIDTH		12,250