



FOR ILLUSTRATION PURPOSES ONLY

Aria 20

Hamilton Natural
Facade



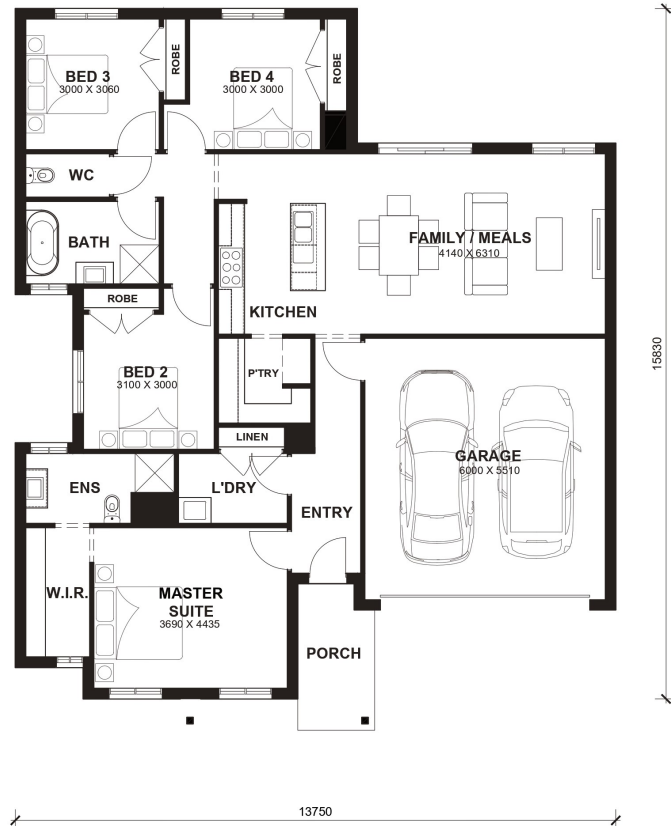
\$629,950

Lot 1247 Ardmayle Drive
Sunbury (Maplestone Estate)

Lot Size:	308m ²	House Size:	19.99sq
Lot Price:	\$348,000	House Price:	\$281,950

PACKAGE INCLUSIONS :

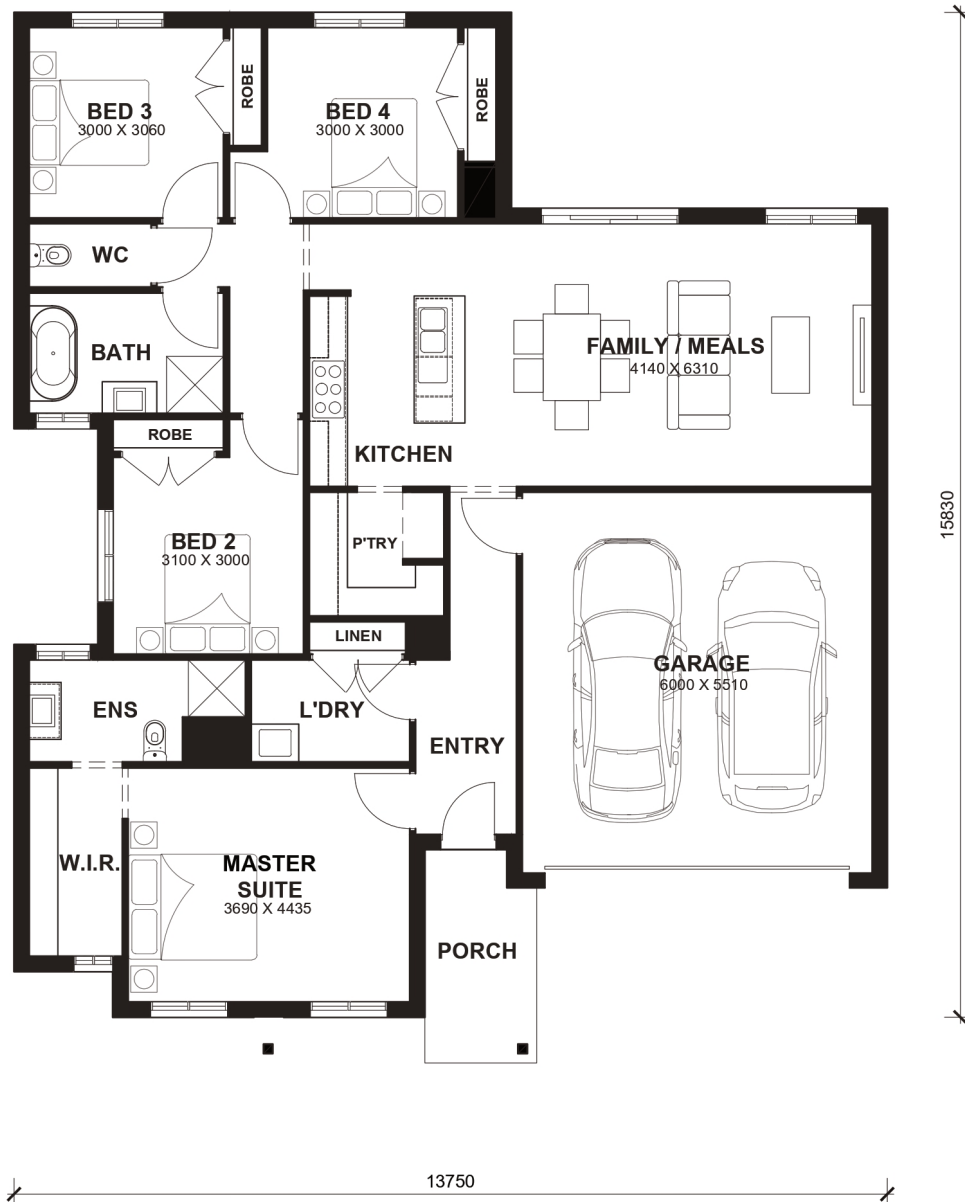
- Led Downlights throughout the House
- Double Glazed Windows.
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Tile Splashback To Kitchen.
- Coloured Concrete Driveway
- Ducted Heating & Cooling System: split system air-conditioner
- THE MEGA SALE PROMOTION - \$15K OFF Applied
- Dishwasher
- Laminated Timber Flooring to Living Areas & Carpets to Bedrooms
- TITLES - Q3 2026



Aria 20



LOT WIDTH 14m⁺ LOT DEPTH 21m⁺



TOTAL AREAS

FAMILY	4140mm x 6310mm	BED 4	3000mm x 3000mm	TOTAL	185.71m ²	19.99sq
MASTER SUITE	3690mm x 4435mm	GARAGE	6000mm x 5510mm			
BED 2	3100mm x 3000mm			EXTERIOR LENGTH		15,830
BED 3	3000mm x 3060mm			EXTERIOR WIDTH		13,750

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