

Aria 20

Hamilton Natural Facade







\$629,950

Lot 1247 Ardmayle Drive **Sunbury (Maplestone Estate)**

308m² Lot Size: **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





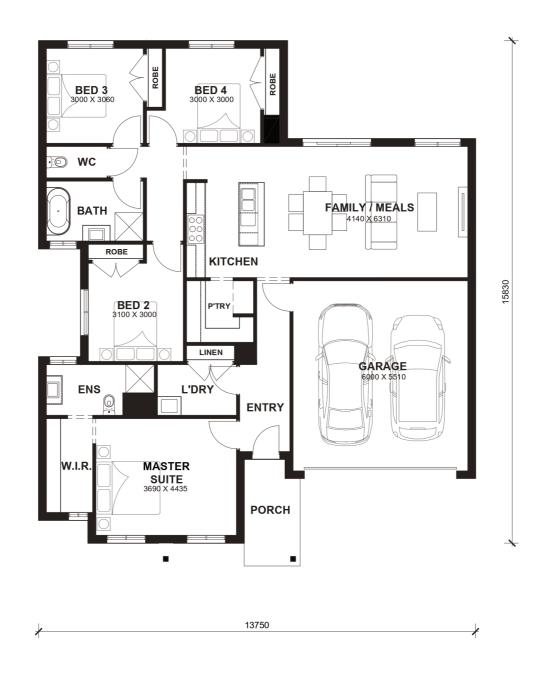
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TOTAL AREAS

FAMILY MASTER SUITE	4140mm x 6310mm 3690mm x 4435mm	BED 4 GARAGE	3000mm x 3000mm 6000mm x 5510mm	TOTAL	185.71m²	19.99sq
BED 2	3100mm x 3000mm			EXTERIOR LENGTH		15,830
BED 3	3000mm x 3060mm			EXTERIOR WIDTH		13,750