



Aria 31

Allura Facade



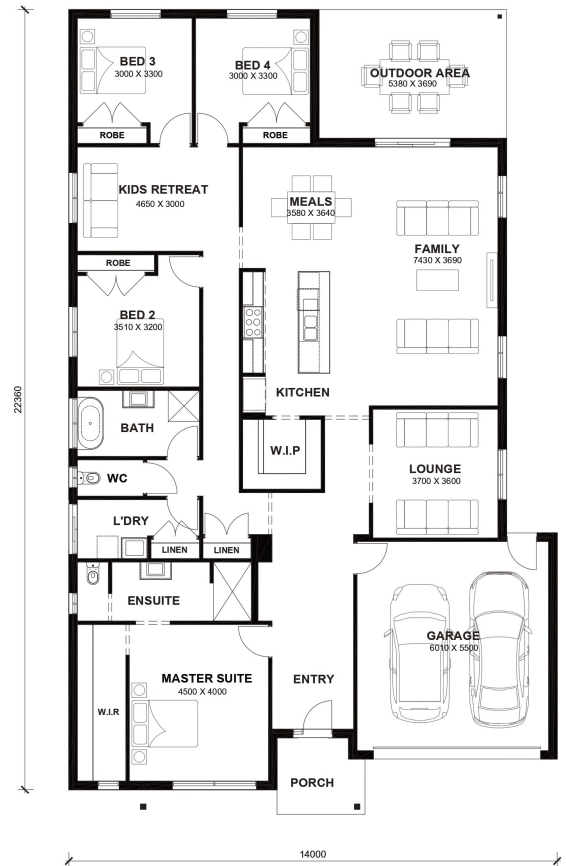
\$833,475

Lot 6217 Hardwick Road \$25k Titled
Land Discount Applied
Truganina (Grandview Estate)

Lot Size:	512m ²	House Size:	31.34sq
Lot Price:	\$453,000	House Price:	\$380,475

PACKAGE INCLUSIONS :

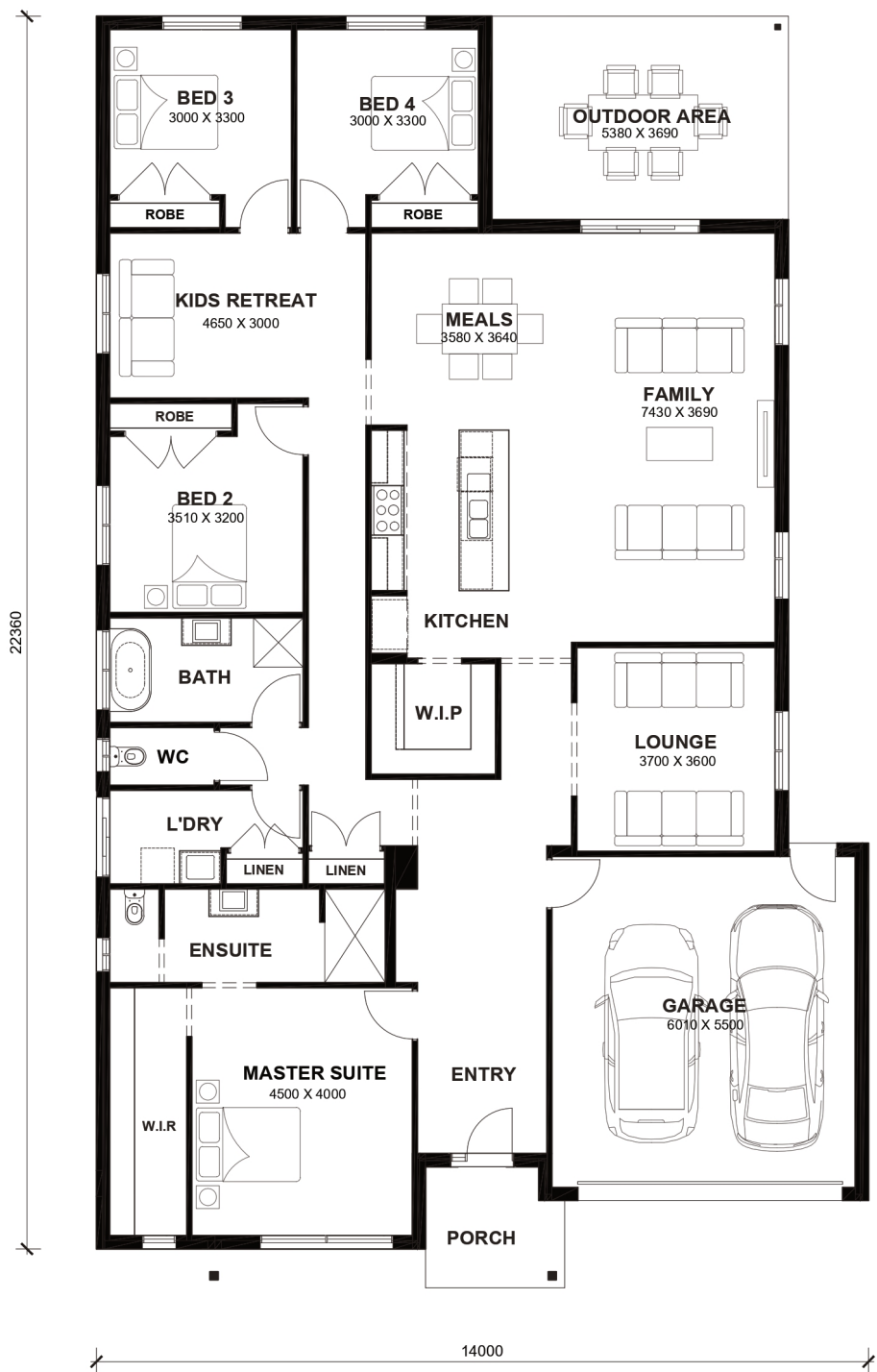
- 2.6kw Solar System
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- LED Tri-Colour Downlights Throughout.
- Site Costs Included (Subject to T&C's).
- Coloured Concrete Driveway
- Recess shower bases to both bathrooms
- Soft Closing Drawers & Doors To All Cabinets.
- 4.8 STAR RATING ON PRODUCT REVIEWS
- Flooring throughout
- Full Electric Heating and Refrigerated Cooling System



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LOT WIDTH LOT DEPTH
16m⁺ 32m⁺



TOTAL AREAS

FAMILY	7430mm x 3690mm	BED 4	3000mm x 3300mm	TOTAL	291.11m ²	31.34sq
MEALS	3580mm x 3640mm	LOUNGE	3700mm x 3600mm			
MASTER SUITE	4500mm x 4000mm	KIDS RETREAT	4650mm x 3000mm	EXTERIOR LENGTH		22,360
BED 2	3510mm x 3200mm	OUTDOOR AREA	5380mm x 3690mm	EXTERIOR WIDTH		14,000
BED 3	3000mm x 3300mm	GARAGE	6100mm x 5500mm			

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