



FOR ILLUSTRATION PURPOSES ONLY

## Eden 15.5

Avalon Facade



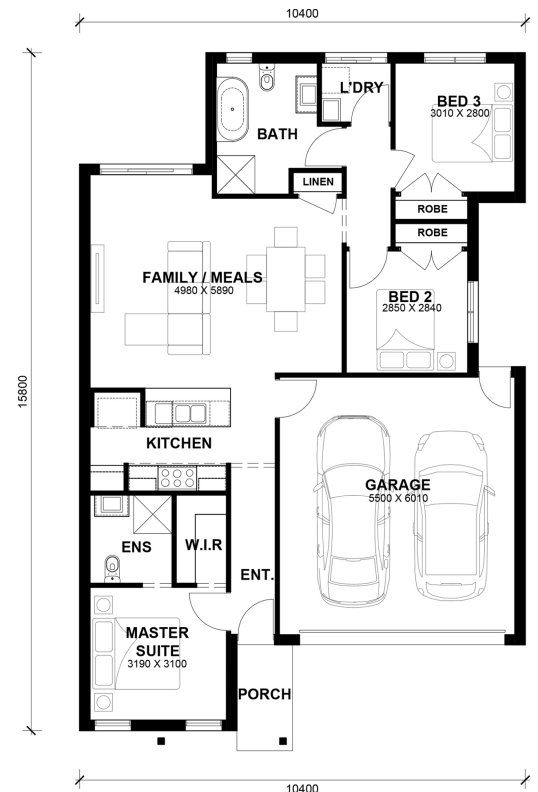
# \$622,150

Lot 807 Sandringham Street  
Melton South (Balmoral Estate)

<b>Lot Size:</b>	350m <sup>2</sup>	<b>House Size:</b>	15.50sq
<b>Lot Price:</b>	\$365,000	<b>House Price:</b>	\$257,150

### PACKAGE INCLUSIONS :

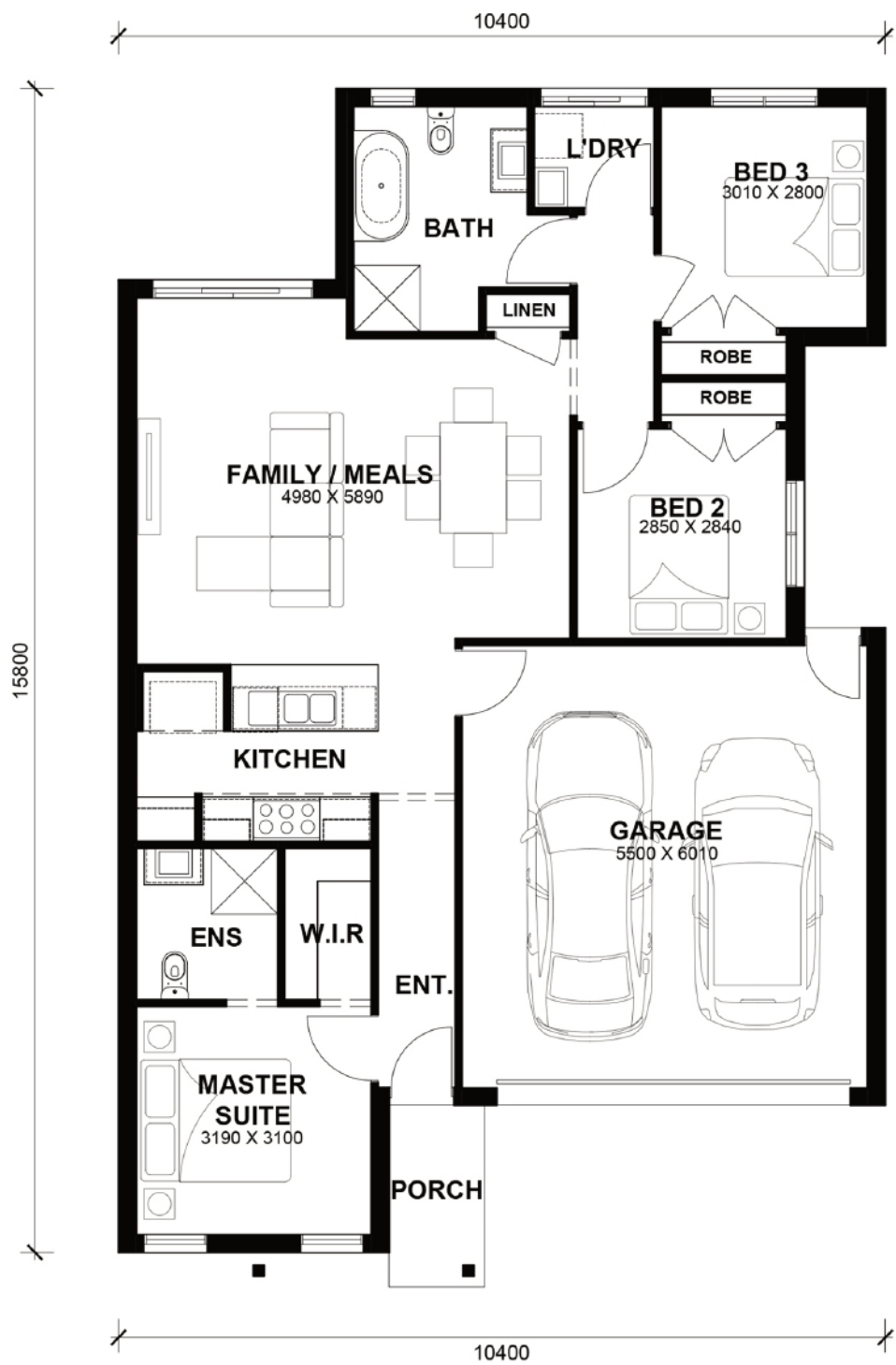
- Led Downlights throughout the House
- Double Glazed Windows.
- 2590mm High Ceilings Throughout.
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- 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
- TITLED LAND, READY TO BUILD ON!



# Eden 15.5



LOT WIDTH LOT DEPTH  
10.5m<sup>+</sup> 21m<sup>+</sup>



## TOTAL AREAS

FAMILY / MEALS	4980mm x 5980mm	GARAGE	5500mm x 6010mm	TOTAL	143.12m <sup>2</sup>	15.4lsq
MASTER SUITE	3190mm x 3100mm					
BED 2	2850mm x 2840mm			EXTERIOR LENGTH		15,800
BED 3	3010mm x 2800mm			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.