



FOR ILLUSTRATION PURPOSES ONLY

## Aria 22.5

Hamilton Natural  
Facade



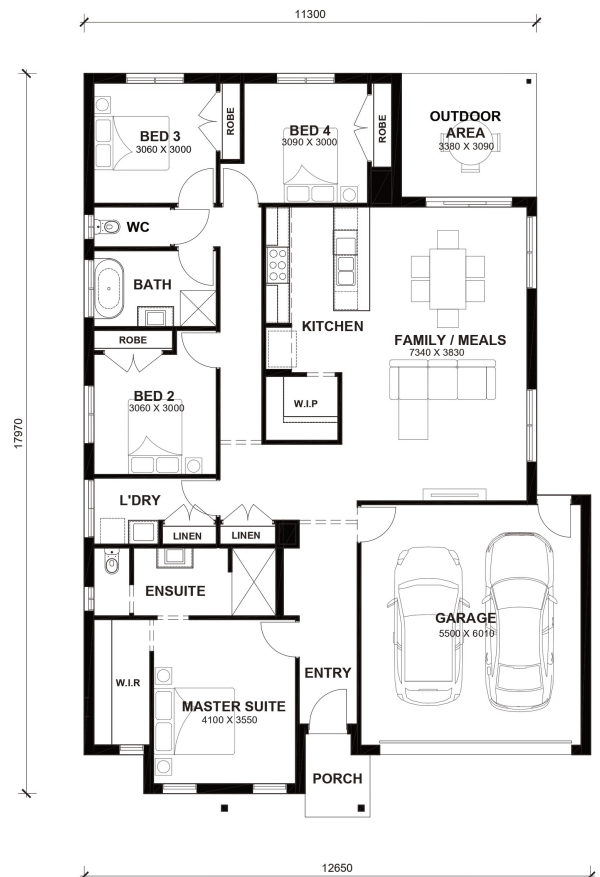
**\$659,157**

Lot 901 Norwood Avenue  
Melton South (Maplewood Estate)

<b>Lot Size:</b>	<b>House Size:</b>	22.45sq
<b>Lot Price:</b>	<b>House Price:</b>	\$299,157

### PACKAGE INCLUSIONS :

- Led Downlights throughout the House
- Double Glazed Windows.
- Evaporative Cooling.
- 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.
- THE MEGA SALE PROMOTION - \$15K OFF Applied
- Dishwasher
- Laminated Timber Flooring to Living Areas & Carpets to Bedrooms

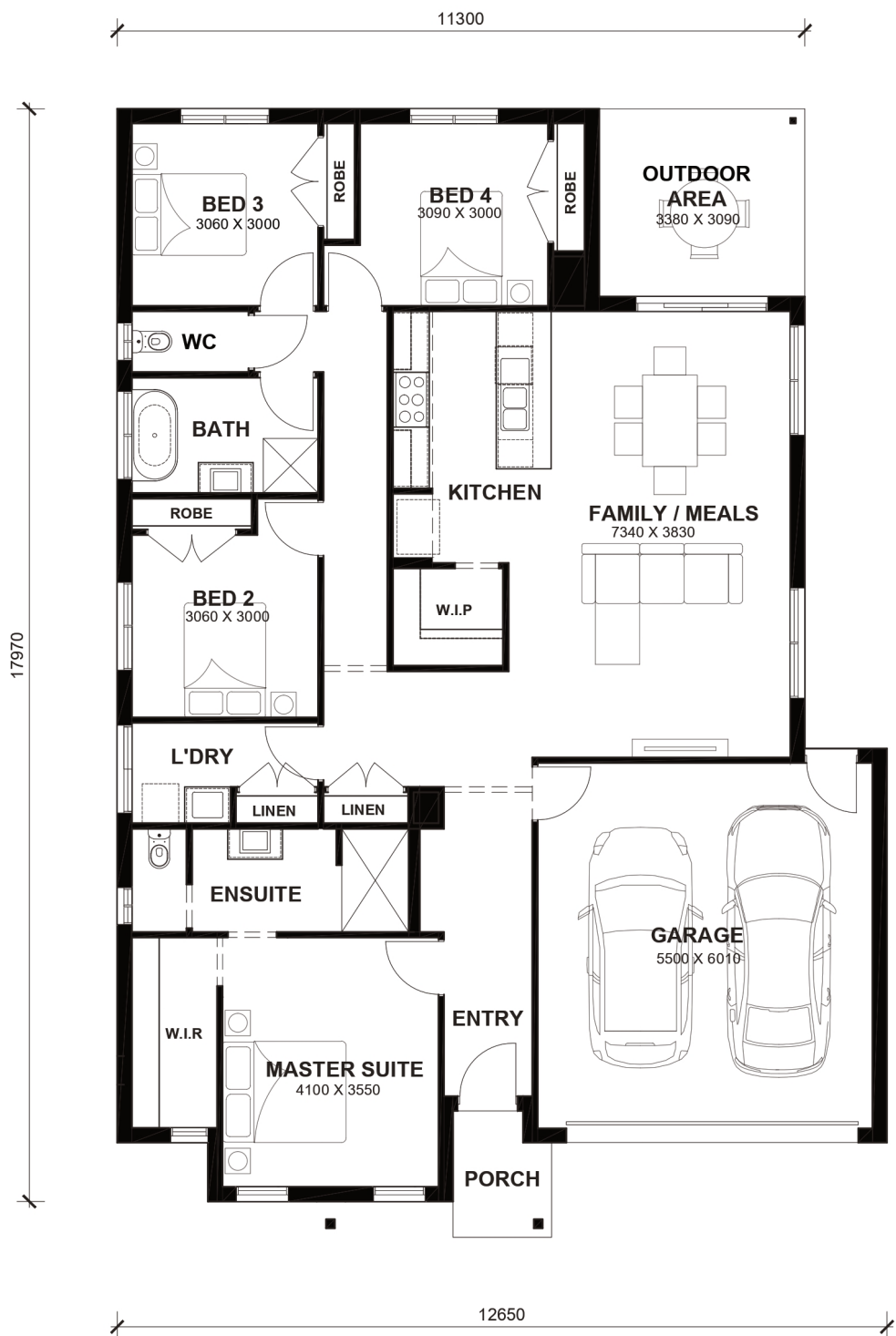


**DISCLAIMER:** Price correct as of 10-11-2025 and valid for 60 days. Aston Homes has the right to change pricing without notice. "Fixed" pricing means that, subject to the terms of this disclaimer and any changes requested by the client, the price advertised will be the price contained in the building 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 images 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.

# Aria 22.5



LOT WIDTH LOT DEPTH  
14m+ 25m+



## TOTAL AREAS

FAMILY / MEALS	7340mm x 3830mm	BED 4	3090mm x 3000mm	TOTAL	208.61m <sup>2</sup>	22.45sq
MASTER SUITE	4100mm x 3550mm	OUTDOOR AREA	3380mm x 3090mm			
BED 2	3060mm x 3000mm	GARAGE	5500mm x 6010mm	EXTERIOR LENGTH		17,970
BED 3	3060mm x 3000mm			EXTERIOR WIDTH		12,650

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