



FOR ILLUSTRATION PURPOSES ONLY

**Berkeley 18**  
Avalon Facade



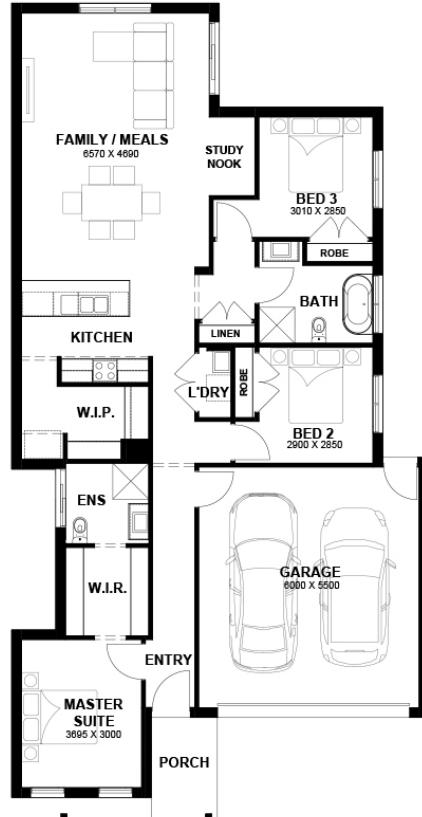
**\$608,250**

Lot 1250 Ardmayle Drive  
**Sunbury (Maplestone Estate)**

**Lot Size:** 312.50m<sup>2</sup>    **House Size:** 18.33sq  
**Lot Price:** \$348,000    **House Price:** \$260,250

**PACKAGE INCLUSIONS :**

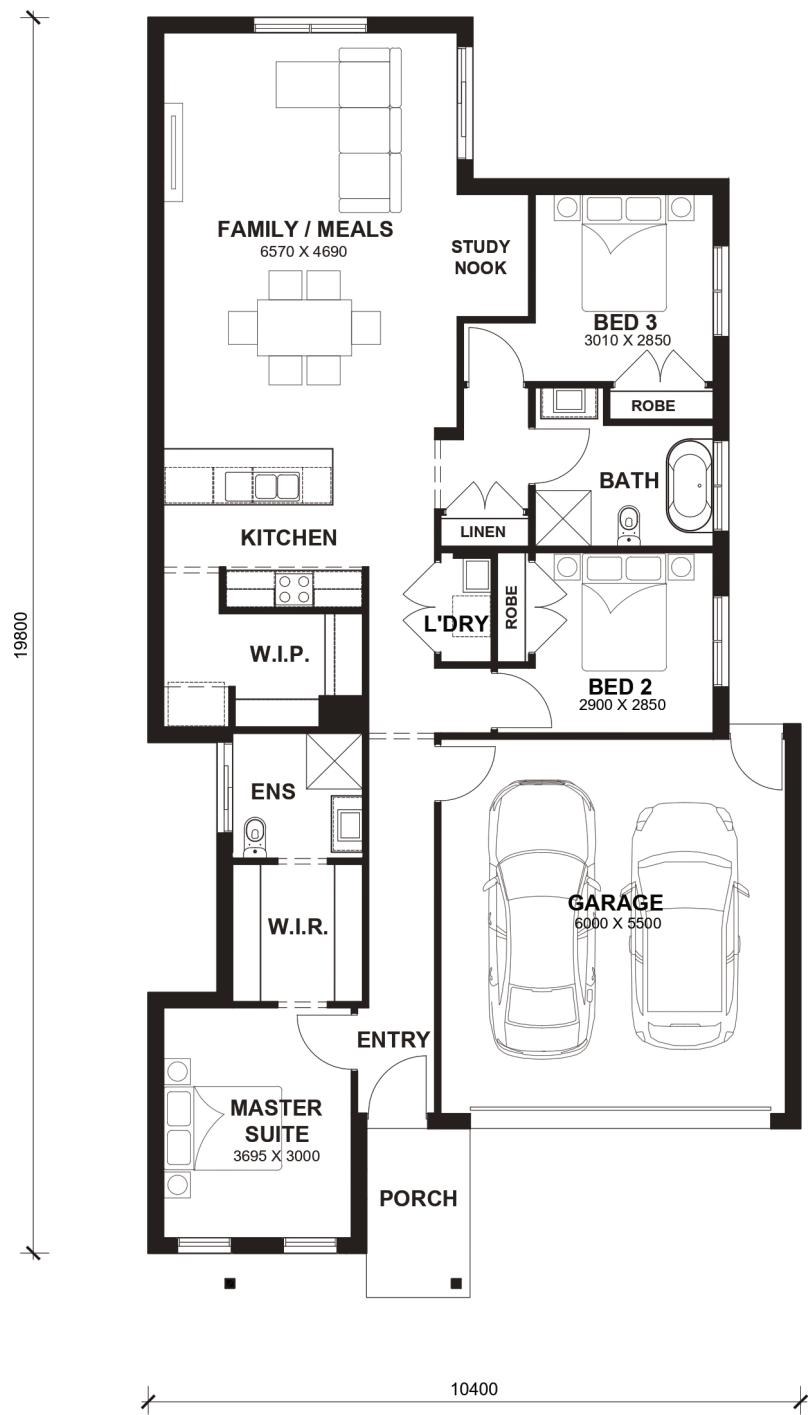
- Led Downlights throughout the House
- Double Glazed Windows.
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Tile Splashback To Kitchen.
- Coloured 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



# Berkeley 18



LOT WIDTH 10.5m<sup>+</sup> LOT DEPTH 25m<sup>+</sup>



## TOTAL AREAS

FAMILY / MEALS	6570mm x 4690mm	GARAGE	6000mm x 5500mm	TOTAL	170.26m <sup>2</sup>	18.33sq
MASTER SUITE	3695mm x 3000mm					
BED 2	2900mm x 2850mm			EXTERIOR LENGTH	19,800	
BED 3	3010mm x 2850mm			EXTERIOR WIDTH	10,400	