



## Iris 17

Avalon 8.5 Facade



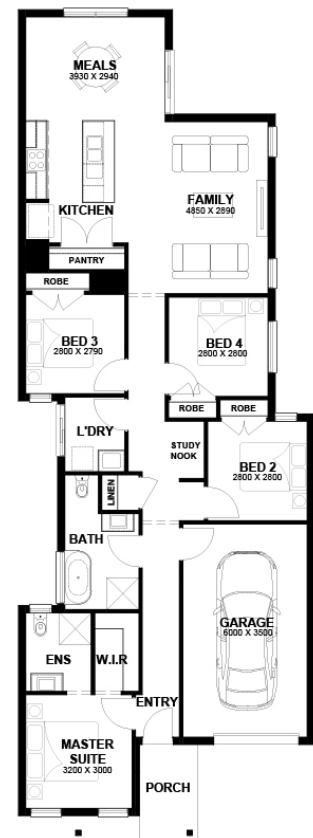
**\$598,576**

### Lot 429 Q4 2026 Special Package Bonnie Brook (Oaklands Estate)

|                   |                   |                     |           |
|-------------------|-------------------|---------------------|-----------|
| <b>Lot Size:</b>  | 238m <sup>2</sup> | <b>House Size:</b>  | 16.92sq   |
| <b>Lot Price:</b> | \$335,000         | <b>House Price:</b> | \$263,576 |

#### PACKAGE INCLUSIONS :

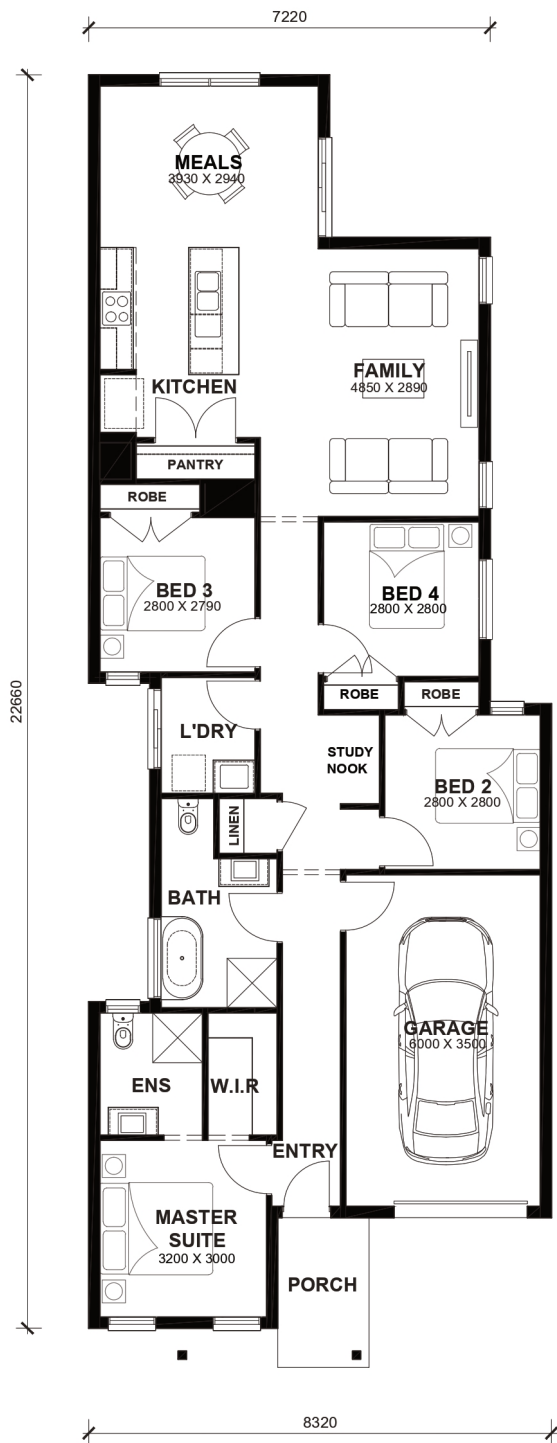
- 2.6kw Solar System
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- 2590mm High Ceilings Throughout.
- LED Tri-Colour Downlights Throughout.
- Site Costs Included (Subject to T&C's).
- Blinds throughout house Excluding bathrooms
- Coloured Concrete Driveway
- Ducted Heating & Cooling System: split system air-conditioner
- 4.8 STAR RATING ON PRODUCT REVIEWS
- Flooring throughout



# Iris 17



LOT WIDTH LOT DEPTH  
8.5m<sup>+</sup> 28m<sup>+</sup>



## TOTAL AREAS

|              |                 |        |                 |                 |                     |         |
|--------------|-----------------|--------|-----------------|-----------------|---------------------|---------|
| FAMILY       | 4850mm x 2890mm | BED 3  | 2800mm x 2790mm | TOTAL           | 15717m <sup>2</sup> | 16.92sq |
| MEALS        | 3930mm x 2940mm | BED 4  | 2800mm x 2800mm |                 |                     |         |
| MASTER SUITE | 3200mm x 3000mm | GARAGE | 6000mm x 3500mm | EXTERIOR LENGTH |                     | 22,660  |
| BED 2        | 2800mm x 2800mm |        |                 | EXTERIOR WIDTH  |                     | 8,320   |

House size on brochure is based on the Avalon 8.5m facade. Size may vary dependant on facade. Please refer to working drawings for complete dimensions.