



FOR ILLUSTRATION PURPOSES ONLY

Eden 15.5

Avalon Facade



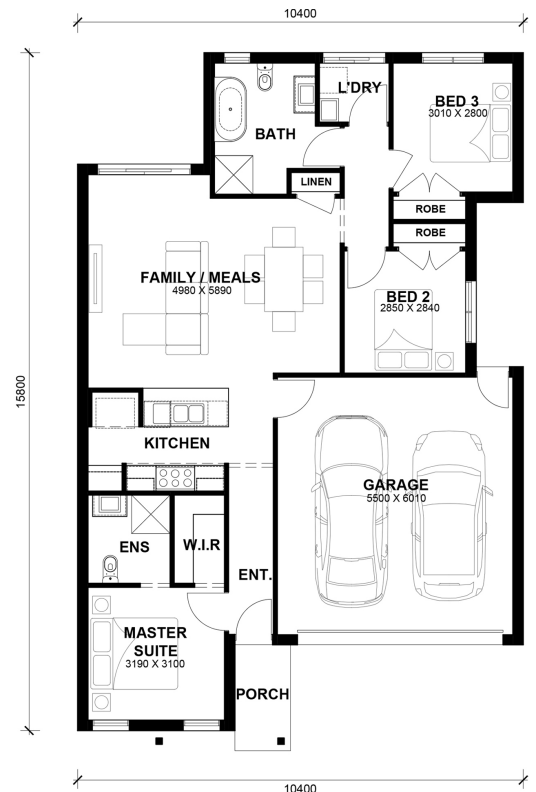
\$607,337

Lot 1254 Ardmayle Drive
Sunbury (Maplestone Estate)

Lot Size: 312.50m ²	House Size: 15.50sq
Lot Price: \$348,000	House Price: \$259,337

PACKAGE INCLUSIONS :

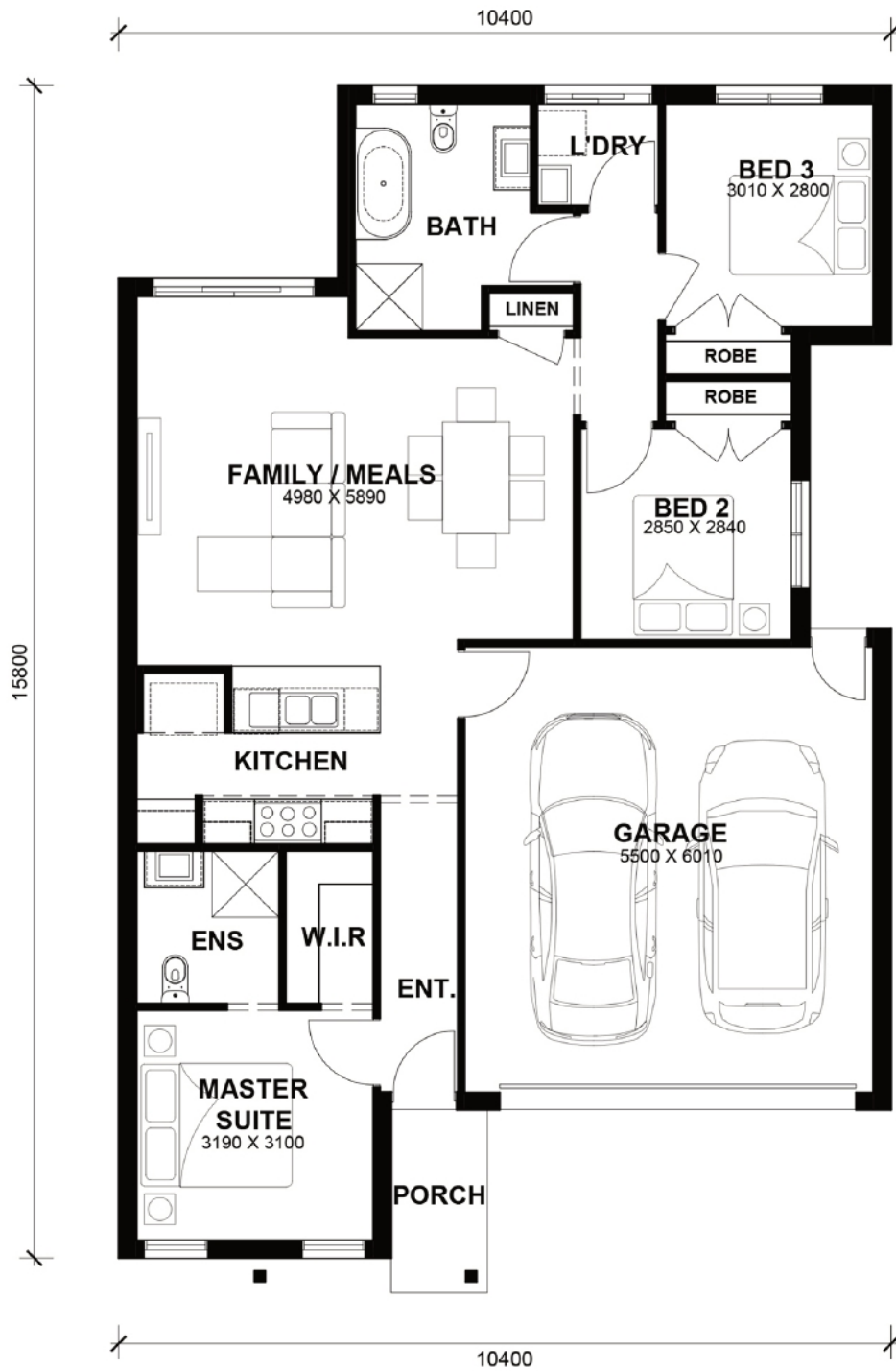
- Led Downlights throughout the House
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- THE MEGA SALE PROMOTION - \$15K OFF Applied
- Dishwasher
- Full Electric Heating and Refrigerated Cooling System
- Laminated Timber Flooring to Living Areas & Carpets to Bedrooms
- TITLES - Q3 2026
- 3200 litre Water Tank
- 900mm Freestanding Induction Cooker



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LOT WIDTH 10.5m⁺ LOT DEPTH 21m⁺



TOTAL AREAS

FAMILY / MEALS	4980mm x 5980mm	GARAGE	5500mm x 6010mm	TOTAL	143.12m ²	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.