



FOR ILLUSTRATION PURPOSES ONLY

Sienna 19

Hamilton Natural
Facade



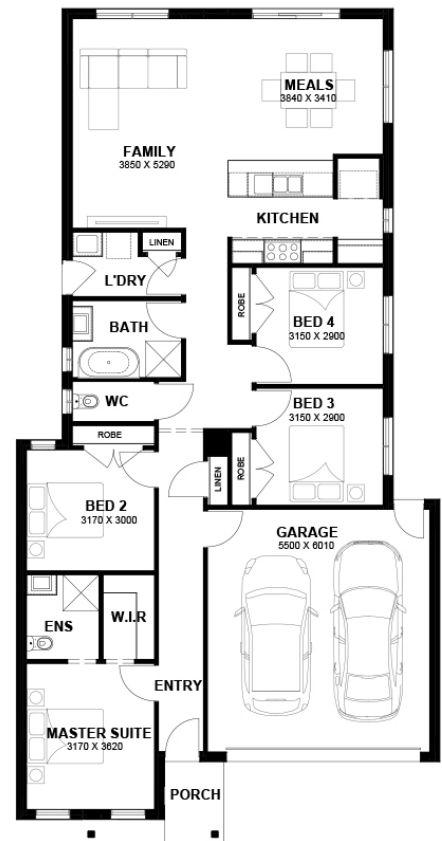
\$637,050

Lot 804 Sandringham Street
Cobblebank (Balmoral Estate)

Lot Size: 350m ²	House Size: 19.15sq
Lot Price: \$365,000	House Price: \$272,050

PACKAGE INCLUSIONS :

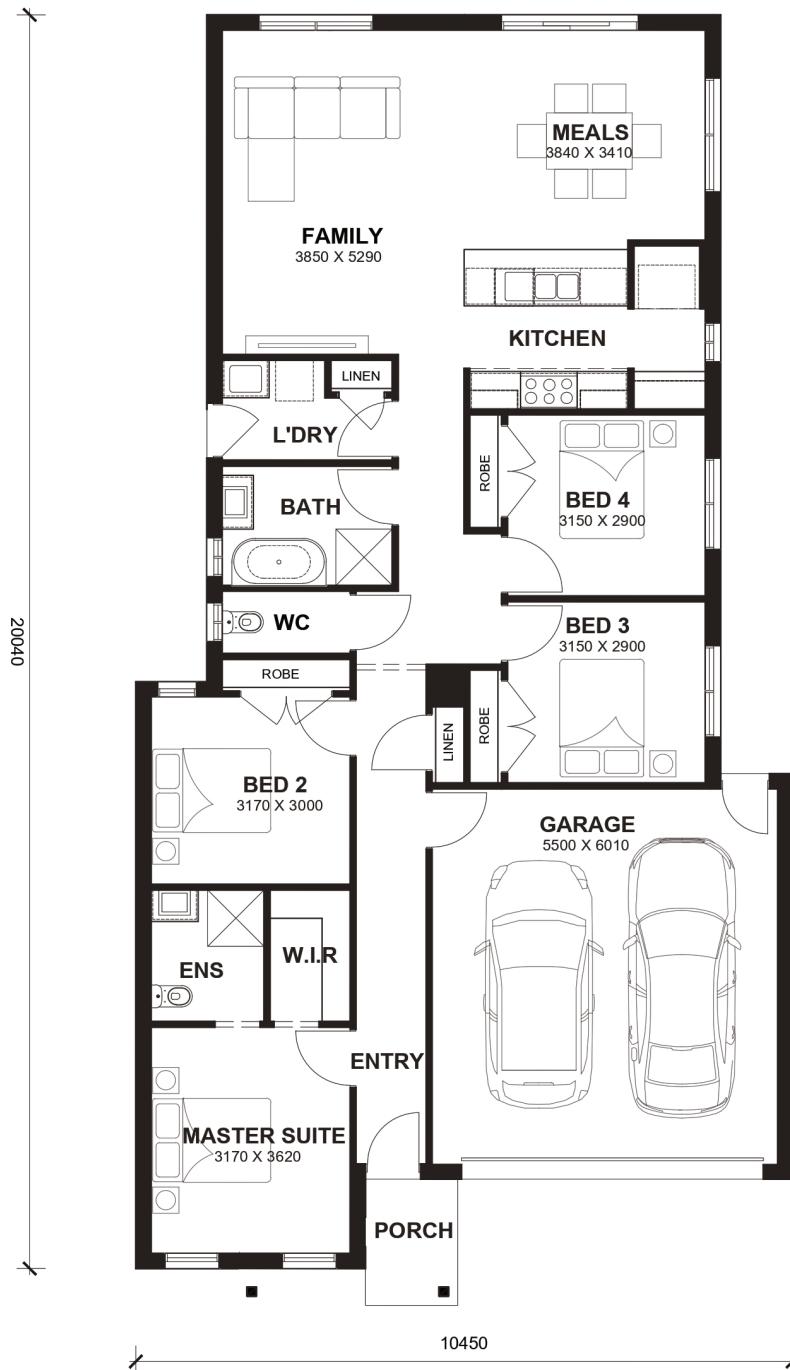
- Led Downlights throughout the House
- Double Glazed Windows.
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Tile Splashback To Kitchen.
- Coloured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



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LOT WIDTH LOT DEPTH
10.5m⁺ 28m⁺



TOTAL AREAS

FAMILY	3850mm x 5290mm	BED 3	3150mm x 2900mm	TOTAL	177.87m ²	19.15sq
MEALS	3840mm x 3410mm	BED 4	3150mm x 2900mm			
MASTER SUITE	3170mm x 3620mm	GARAGE	5500mm x 6010mm	EXTERIOR LENGTH		20,040
BED 2	3170mm x 3000mm			EXTERIOR WIDTH		10,450

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