



FOR ILLUSTRATION PURPOSES ONLY

**Emerald 18.5**  
Monsanto Facade



**\$594,224**

Lot 3117, 51 Shelly Street  
Donnybrook (Peppercorn Hill Estate)

**Lot Size:** 314m<sup>2</sup>      **House Size:** 18.35sq  
**Lot Price:** \$317,000      **House Price:** \$277,224

**PACKAGE INCLUSIONS :**

- 2.6kw Solar System
- 20mm Stone Benchtops Throughout.
- 22.5 Degree Roof Pitch.
- 2590mm High Ceilings Throughout.
- Developer Guidelines & Covenants Included.
- Feature Cabinetry To Kitchen and Bathrooms.
- LED Tri-Colour Downlights Throughout.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- 900mm Appliances to Kitchen
- Coloured Concrete Driveway
- Ducted Heating & Cooling System: split system air-conditioner
- Titles May - June 2026
- Recycled Water Connections



