



## Iris 17

Avalon 8.5 Facade



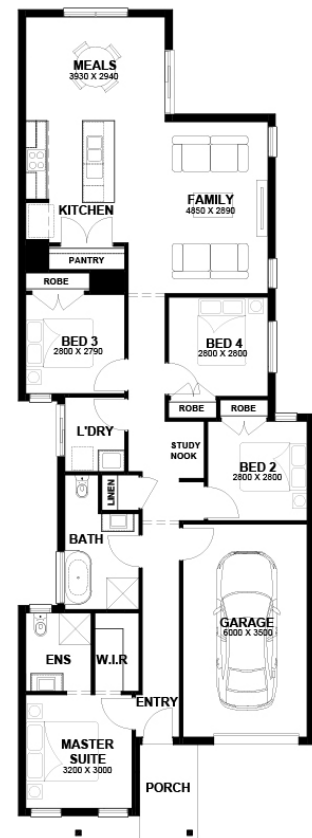
# \$595,000

Lot 802 Kirramingly Avenue  
Donnybrook (Balmain Estate)

<b>Lot Size:</b> 238m <sup>2</sup>	<b>House Size:</b> 16.92sq
<b>Lot Price:</b> \$320,000	<b>House Price:</b> \$275,000

### PACKAGE INCLUSIONS :

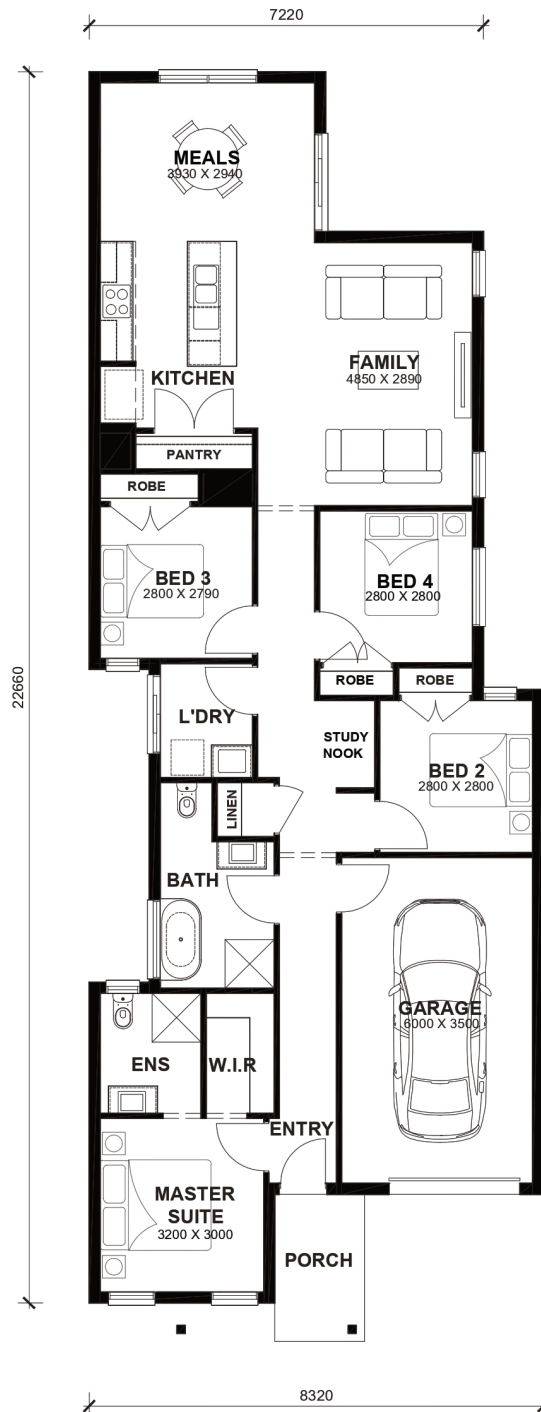
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- 22.5 Degree Roof Pitch.
- 2590mm High Ceilings Throughout.
- LED Tri-Colour Downlights Throughout.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Soft Closing Drawers & Doors To All Cabinets.
- Tile Splashback To Kitchen.
- Heating & Cooling
- AMAZING 4.8 STARS ON PRODUCT REVIEW



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