



FOR ILLUSTRATION PURPOSES ONLY

## Aria 22.5

Hamilton Natural  
Facade



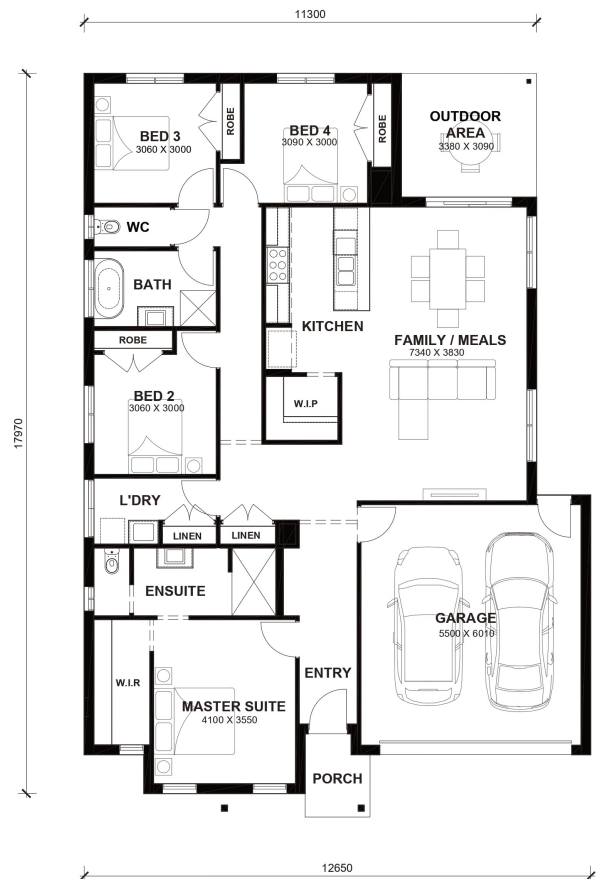
# \$626,359

Lot 1316 Hogan Street  
Melton South (Maplewood Estate)

<b>Lot Size:</b> 350m <sup>2</sup>	<b>House Size:</b> 22.45sq
<b>Lot Price:</b> \$340,000	<b>House Price:</b> \$286,359

### PACKAGE INCLUSIONS :

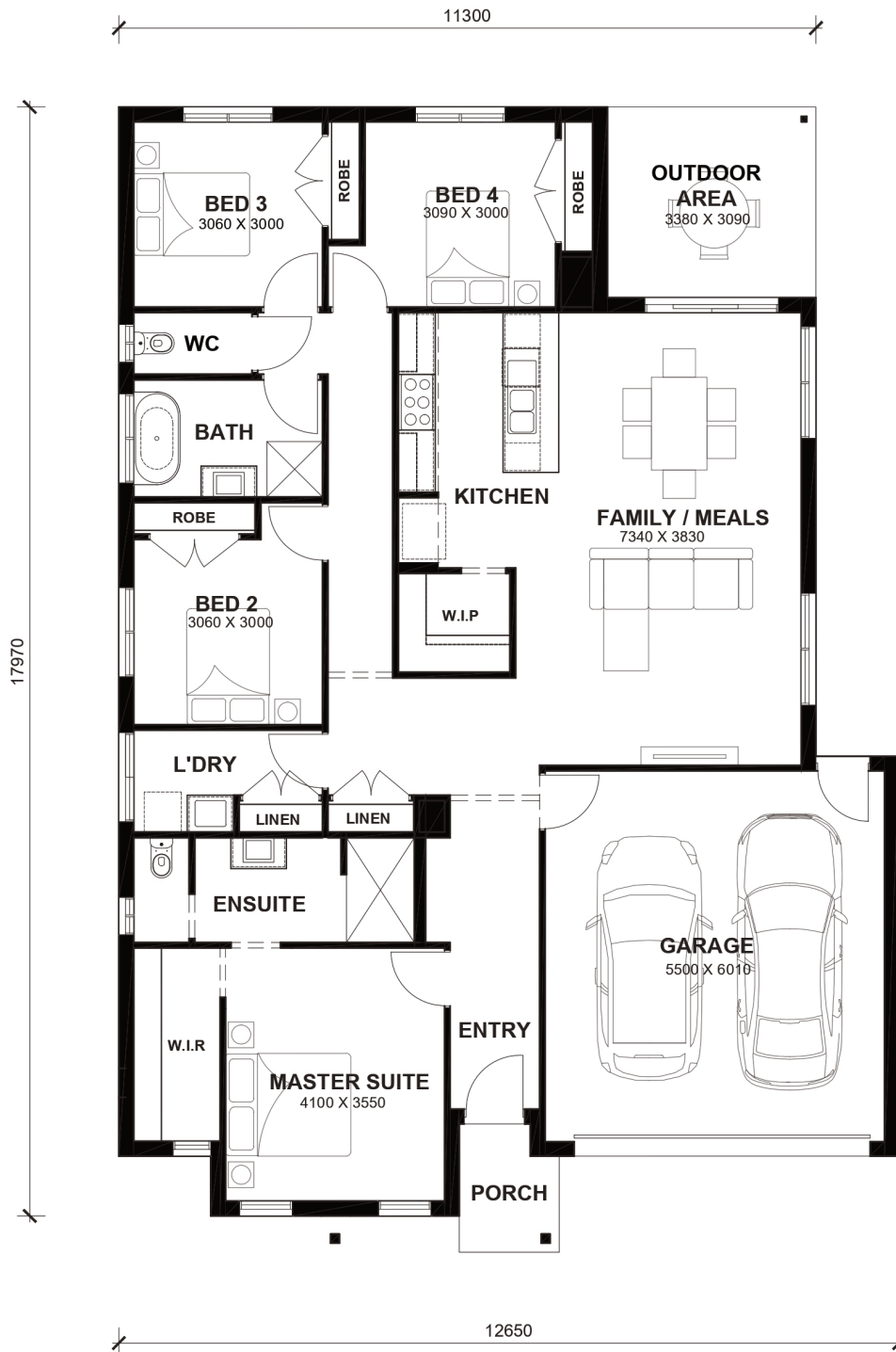
- Led Downlights throughout the House
- Double Glazed Windows.
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Coloured Concrete Driveway
- Dishwasher
- Laminated Timber Flooring to Living Areas & Carpets to Bedrooms
- 900mm Freestanding Induction Cooker
- Aston Homes \$20K Discount Applied - T&C's Apply
- Estimated Titles - Q1 2027
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings



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LOT WIDTH 14m<sup>+</sup> LOT DEPTH 25m<sup>+</sup>



## TOTAL AREAS

FAMILY / MEALS	7340mm x 3830mm	BED 4	3090mm x 3000mm	TOTAL	208.61m <sup>2</sup>	22.45sq
MASTER SUITE	4100mm x 3550mm	OUTDOOR AREA	3380mm x 3090mm			
BED 2	3060mm x 3000mm	GARAGE	5500mm x 6010mm	EXTERIOR LENGTH		17,970
BED 3	3060mm x 3000mm			EXTERIOR WIDTH		12,650

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