



FOR ILLUSTRATION PURPOSES ONLY

Ventura 13

Hamilton Natural
Facade



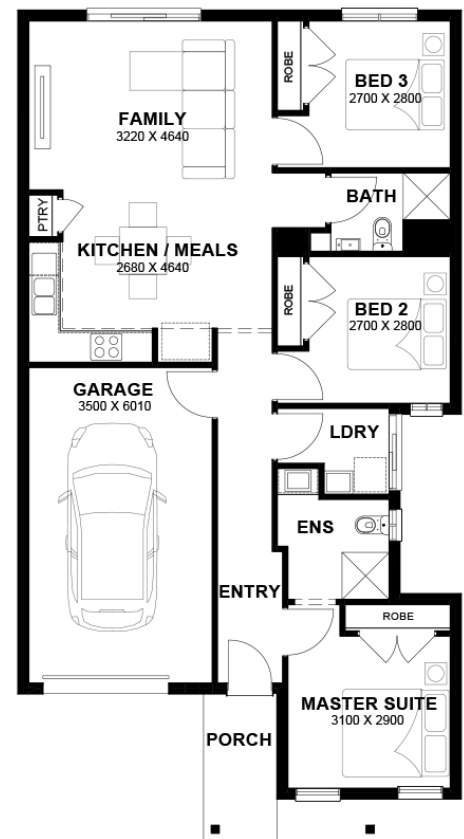
\$538,959

Lot 1317 Hogan Street
Melton South (Maplewood Estate)

Lot Size:	312.50m ²	House Size:	12.71sq
Lot Price:	\$308,000	House Price:	\$230,959

PACKAGE INCLUSIONS :

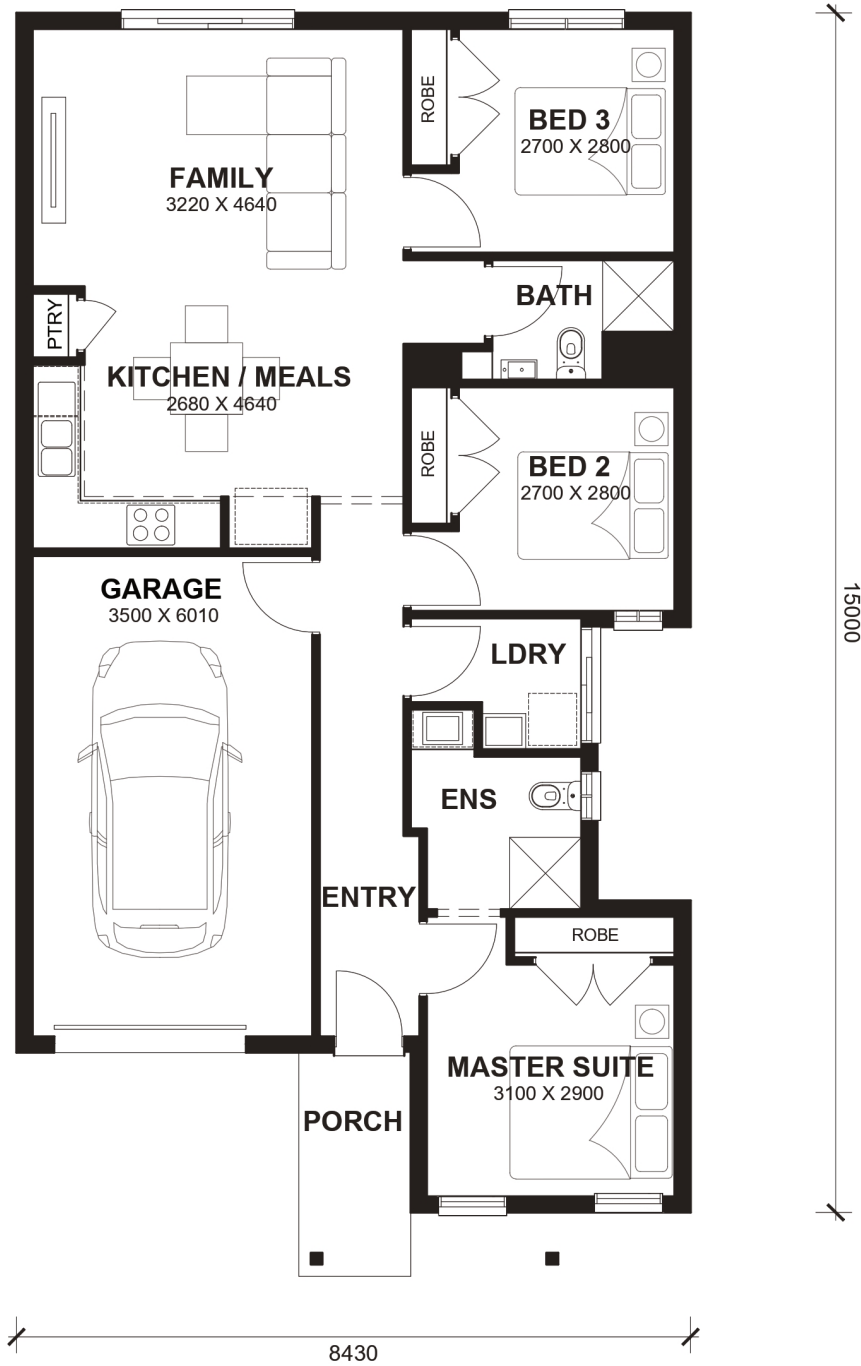
- Led Downlights throughout the House
- Double Glazed Windows.
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Coloured Concrete Driveway
- Dishwasher
- 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
- 2590mm High Ceilings
- 20mm Stone Bench to Ensuite, Bathroom and Kitchen



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LOT WIDTH 8.5m+ LOT DEPTH 21m+



TOTAL AREAS

FAMILY	3220mm x 4640mm	BED 3	2700mm x 2800mm	TOTAL	118.12m ²	12.71sq
KITCHEN / MEALS	2680mm x 4640mm	GARAGE	3500mm x 6010mm			
MASTER SUITE	3100mm x 2900mm			EXTERIOR LENGTH		15,000
BED 2	2700mm x 2800mm			EXTERIOR WIDTH		8,430

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.