



FOR ILLUSTRATION PURPOSES ONLY

Emerald 18.5
Luxembourg Facade



\$633,361

Lot 3409 Peppercorn Q4 26
Donnybrook (Peppercorn Hill Estate)

Lot Size: 308m ²	House Size: 18.35sq
Lot Price: \$332,000	House Price: \$301,361

PACKAGE INCLUSIONS :

- 2.6kw Solar System
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- 2590mm High Ceilings Throughout.
- 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.
- Tile Splashback To Kitchen.
- Blinds throughout house excluding bathrooms
- Coloured Concrete Driveway
- Heating & Cooling
- AMAZING 4.8 STARS ON PRODUCT REVIEW
- Dishwasher
- Laminate flooring to living areas & Carpeted bedrooms



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LOT WIDTH 10.5m+ LOT DEPTH 28m+



TOTAL AREAS

FAMILY	4910mm x 4100mm	BED 3	2970mm x 2900mm	TOTAL	170.52m ²	18.35sq
MEALS	4720mm x 3580mm	GARAGE	6000mm x 5500mm			
MASTER SUITE	3200mm x 3520mm			EXTERIOR LENGTH		21,410
BED 2	32850mm x 2970mm			EXTERIOR WIDTH		9,300

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