



FOR ILLUSTRATION PURPOSES ONLY

## Verve 20

Hamilton Natural  
Facade



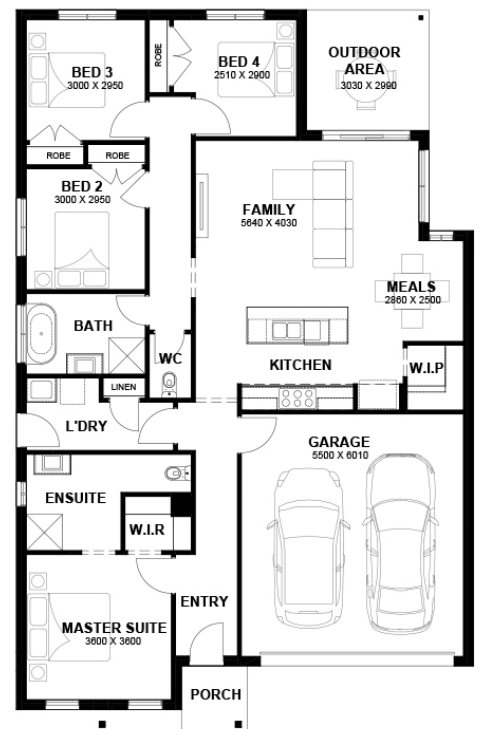
# \$682,159

Lot 1241 Ardmayle Drive  
Sunbury (Maplestone Estate)

<b>Lot Size:</b> 350m <sup>2</sup>	<b>House Size:</b> 20.01sq
<b>Lot Price:</b> \$364,000	<b>House Price:</b> \$318,159

### 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.
- Tile Splashback To Kitchen.
- Coloured Concrete Driveway
- Dishwasher
- Reverse Cycle Split System to Family / Meals Area
- Laminated Timber Flooring to Living Areas & Carpets to Bedrooms
- TITLES - Q3 2026
- 900mm Freestanding Induction Cooker



- Coloured Concrete Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Block Out Roller Blinds,
- Aston Homes \$20K Discount Applied - T&C's Apply

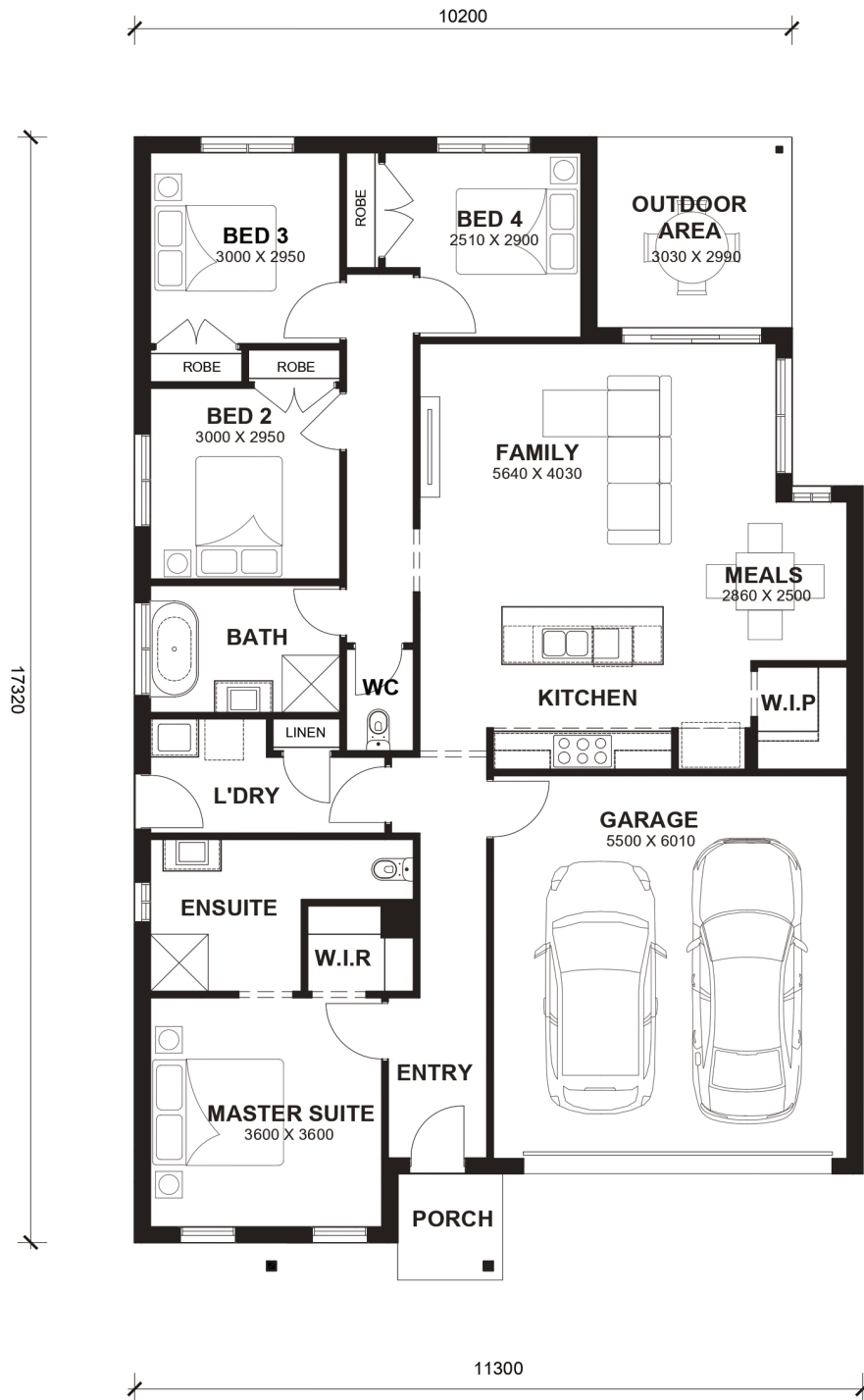


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**DISCLAIMER:** Price correct as of 27-05-2026 and valid for 60 days, Aston Homes has the right to change pricing without notice. "Fixed" pricing means that, subject to the terms of this disclaimer and any changes requested by the client, the price advertised will be the price contained in the building contract and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of subdivision and final price may vary if actual site conditions differ to those shown in developer supplied documents. Aston Homes has the right to charge additional site costs for any rock. Package price excludes telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Facade images shown may not be standard, and may not be included in the price of the home. This brochure is for illustration purposes and is to be used as a guide only.



## TOTAL AREAS

FAMILY	5640mm x 4030mm	BED 3	3000mm x 2950mm	TOTAL	185.91m <sup>2</sup>	20.01sq
MEALS	2860mm x 2500mm	BED 4	2510mm x 2900mm			
MASTER SUITE	3600mm x 3600mm	OUTDOOR AREA	3030mm x 2990mm	EXTERIOR LENGTH		17,320
BED 2	3000mm x 2950mm	GARAGE	5500mm x 6010mm	EXTERIOR WIDTH		11,300