



FOR ILLUSTRATION PURPOSES ONLY

Berkeley 18

Hamilton Gable Facade



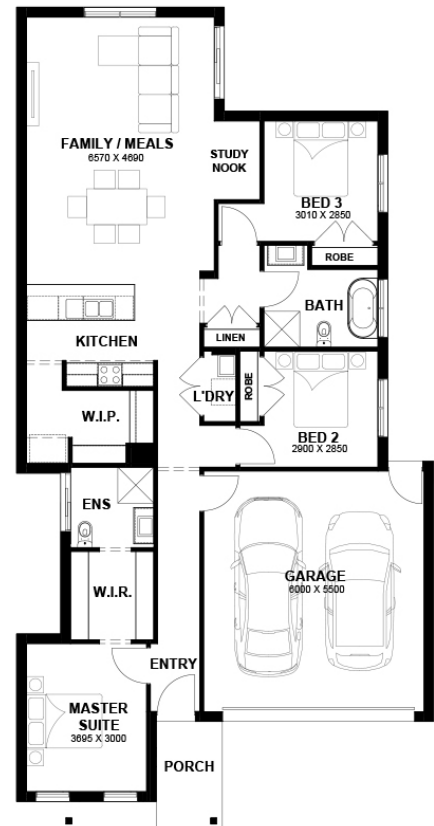
\$607,742

Lot 1225 Munro Avenue
Melton South (Maplewood Estate)

Lot Size: 350m ²	House Size: 18.33sq
Lot Price: \$325,000	House Price: \$282,742

PACKAGE INCLUSIONS :

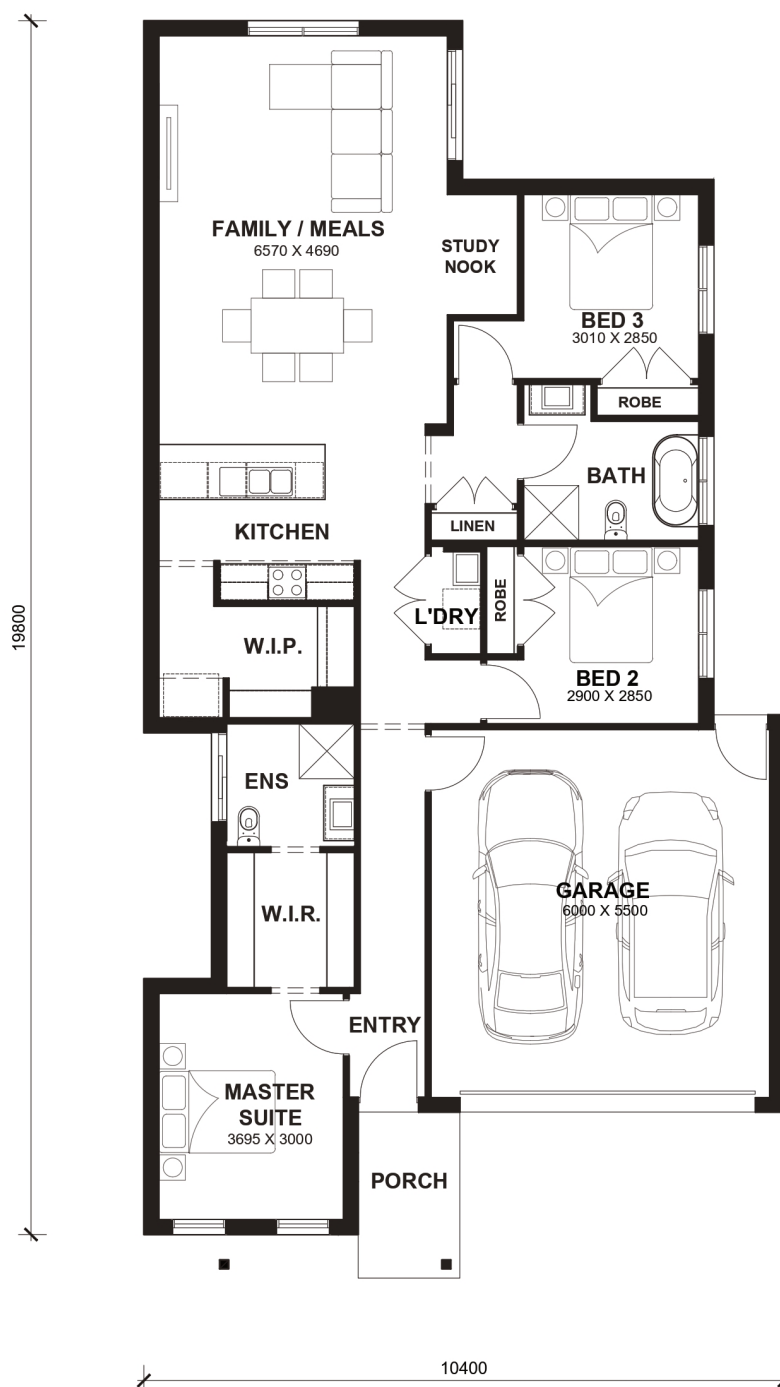
- Led Downlights throughout the House
- Double Glazed Windows.
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Ducted Heating & Cooling System: split system air-conditioner
- Dishwasher
- Laminated Timber Flooring to Living Areas & Carpets to Bedrooms
- TITLES - Q3 2026
- Coloured Concrete Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Block Out Roller Blinds,
- Aston Homes \$20K Discount Applied - T&C's Apply
- 2590mm High Ceilings
- 20mm Stone Bench to Ensuite, Bathroom and Kitchen



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LOT WIDTH 10.5m⁺ LOT DEPTH 25m⁺



TOTAL AREAS

FAMILY / MEALS	6570mm x 4690mm	GARAGE	6000mm x 5500mm	TOTAL	170.26m ²	18.33sq
MASTER SUITE	3695mm x 3000mm					
BED 2	2900mm x 2850mm			EXTERIOR LENGTH		19,800
BED 3	3010mm x 2850mm			EXTERIOR WIDTH		10,400

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