



FOR ILLUSTRATION PURPOSES ONLY

Eden 15.5

Hamilton Natural
Facade



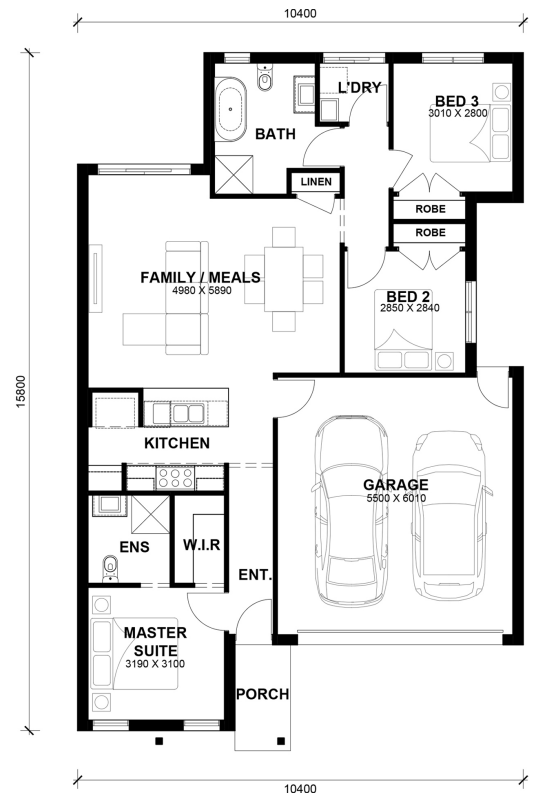
\$647,640

Lot 109 Lavish Road
Fraser Rise (Prosperity Estate)

Lot Size: 373.50m ²	House Size: 15.50sq
Lot Price: \$395,000	House Price: \$252,640

PACKAGE INCLUSIONS :

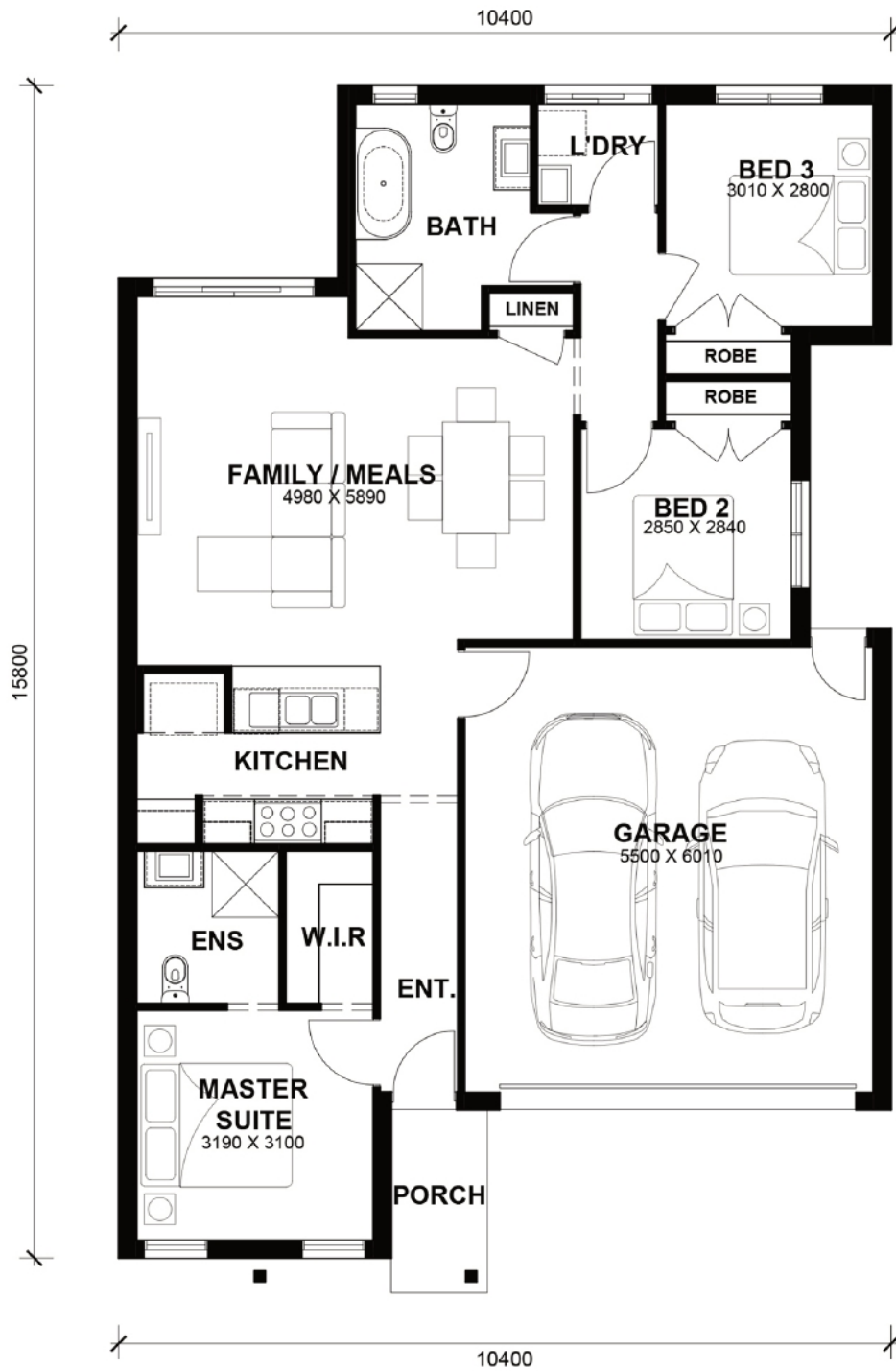
- Led Downlights throughout the House
- Double Glazed Windows.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- 900mm Appliances to Kitchen
- Coloured Concrete Driveway
- 10K LAND REBATE APPLIED TO TOTAL PRICE
- Dishwasher
- Laminated Timber Flooring to Living Areas & Carpets to Bedrooms
- TITLED LAND, READY TO BUILD ON!
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings
- 30 YEARS STRUCTURAL GUARANTEE
- Aston \$30K Advantage Discount Applied (Ends 31/05/2026)



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LOT WIDTH 10.5m⁺ LOT DEPTH 21m⁺



TOTAL AREAS

FAMILY / MEALS	4980mm x 5980mm	GARAGE	5500mm x 6010mm	TOTAL	143.12m ²	15.4lsq
MASTER SUITE	3190mm x 3100mm					
BED 2	2850mm x 2840mm			EXTERIOR LENGTH		15,800
BED 3	3010mm x 2800mm			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.