



FOR ILLUSTRATION PURPOSES ONLY

## Eden 15.5

Monsanto Facade



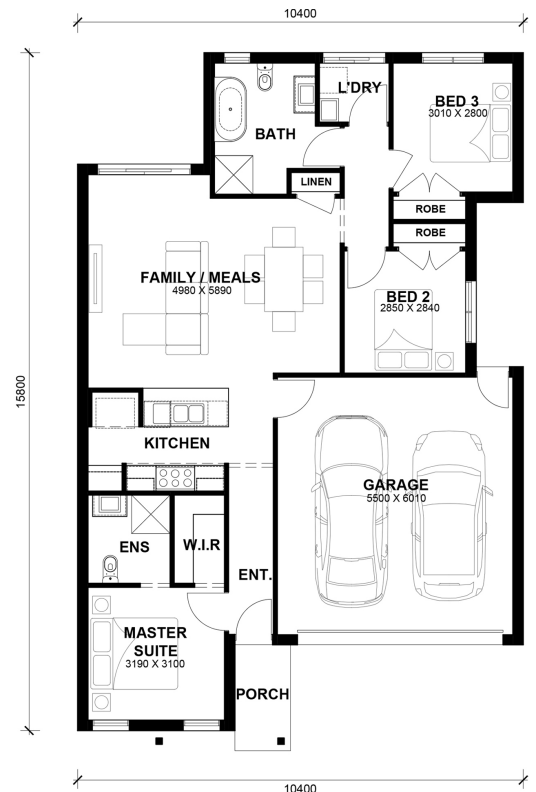
# \$657,845

Lot 108 Lavish Road  
Fraser Rise (Prosperity Estate)

<b>Lot Size:</b>	373.50m <sup>2</sup>	<b>House Size:</b>	15.50sq
<b>Lot Price:</b>	\$395,000	<b>House Price:</b>	\$262,845

### PACKAGE INCLUSIONS :

- Led Downlights throughout the House
- 900mm x 900mm Tiled Shower Base
- Double Glazed Windows.
- 2590mm High Ceilings 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.
- 900mm Appliances to Kitchen
- Ducted Heating & Cooling System: split system air-conditioner
- 10K LAND REBATE APPLIED TO TOTAL PRICE
- Dishwasher
- Laminated Timber Flooring to Living Areas & Carpets to Bedrooms
- TITLED LAND, READY TO BUILD ON!



- Coloured Concrete Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Block Out Roller Blinds,
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings
- 30 YEARS STRUCTURAL GUARANTEE
- Aston \$30K Advantage Discount Applied (Ends 31/05/2026)
- 3000LT Water Tank
- \*\*\*Excludes fencing\*\*\*



Tyler Lee

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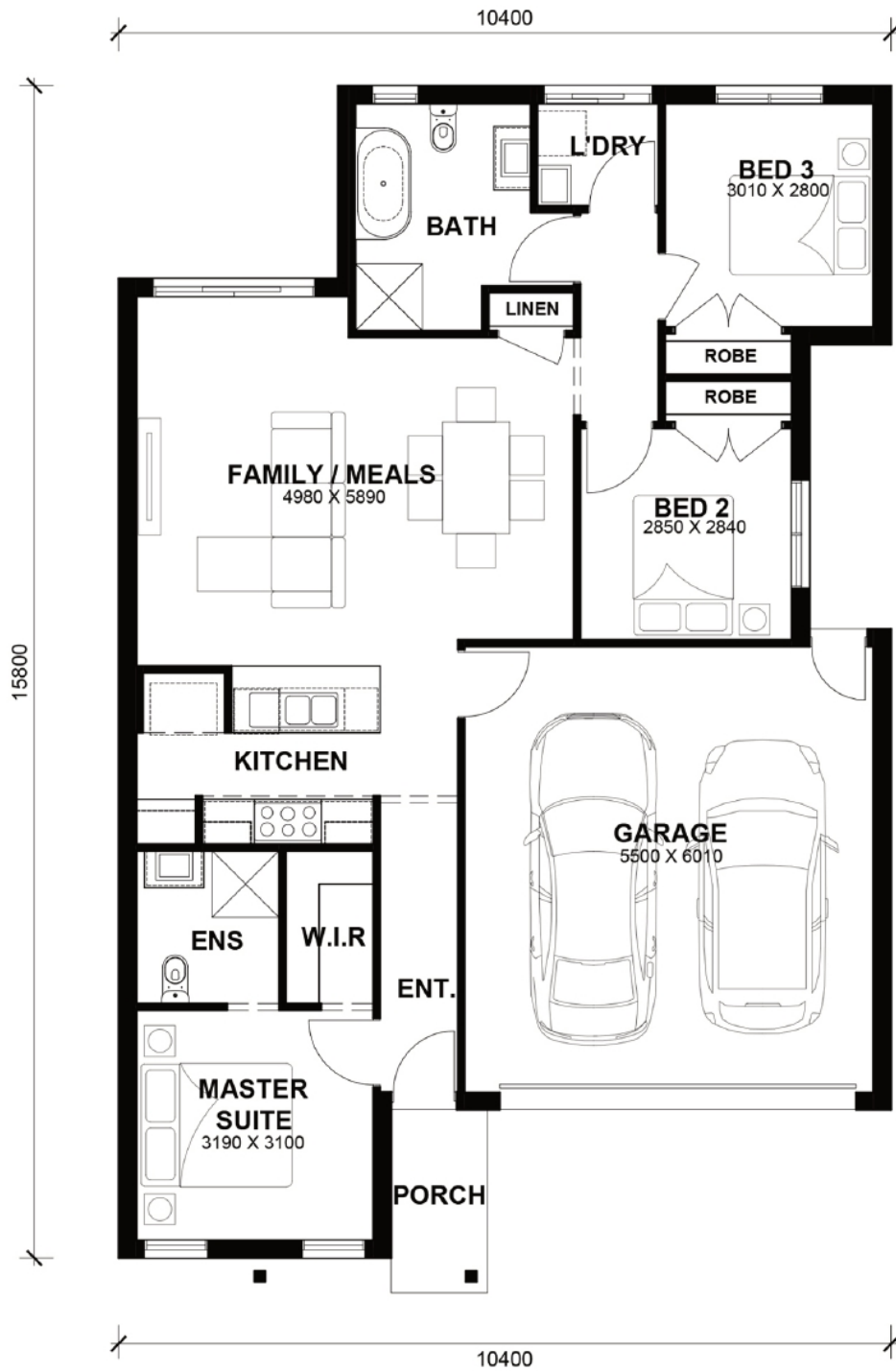
Email: [tyler@astonhomes.com.au](mailto:tyler@astonhomes.com.au)

**DISCLAIMER:** Price correct as of 03-06-2026 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.

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LOT WIDTH 10.5m<sup>+</sup> LOT DEPTH 21m<sup>+</sup>



## TOTAL AREAS

FAMILY / MEALS	4980mm x 5980mm	GARAGE	5500mm x 6010mm	TOTAL	143.12m <sup>2</sup>	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.