



FOR ILLUSTRATION PURPOSES ONLY

Verve 20

Hamilton Natural
Facade



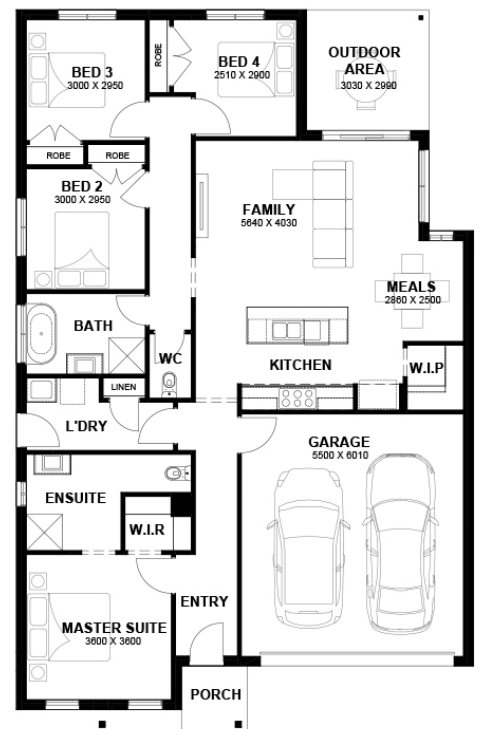
\$597,708

Lot 1315 Hogan Street
Melton South (Maplewood Estate)

| | | | |
|-------------------|----------------------|---------------------|-----------|
| Lot Size: | 312.50m ² | House Size: | 20.01sq |
| Lot Price: | \$308,000 | House Price: | \$289,708 |

PACKAGE INCLUSIONS :

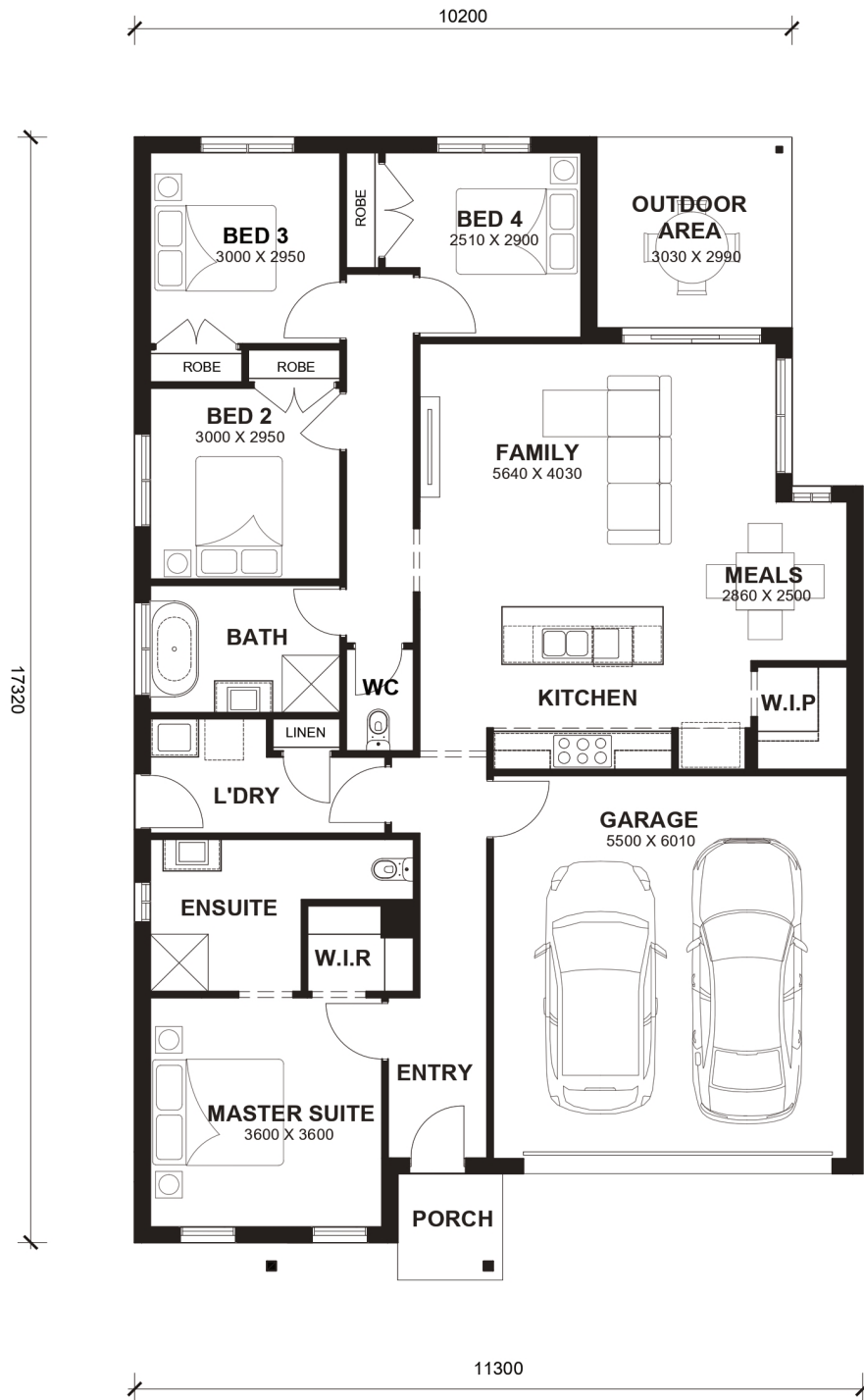
- Led Downlights throughout the House
- Double Glazed Windows.
- Site Costs Included (Subject to T&C's).
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 900mm Freestanding Induction Cooker
- Coloured Concrete Driveway, Front & Rear Landscaping, Letter Box, Clothesline & Block Out Roller Blinds,
- Estimated Titles - Q1 2027
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings
- Ducted Reverse Cycle (DRC) - 11kw single phase full electric heating & refrigerated cooling
- ***Excludes fencing***
- Aston PROMO - \$20K Applied to Total Price (Ends 30/06/2026)
- Glazed Porcelain Tiles to Bathroom, Ensuite and Laundry



Verve 20



LOT WIDTH LOT DEPTH
12.5m⁺ 25m⁺



TOTAL AREAS

| | | | | | | |
|--------------|-----------------|--------------|-----------------|-----------------|----------------------|---------|
| FAMILY | 5640mm x 4030mm | BED 3 | 3000mm x 2950mm | TOTAL | 185.91m ² | 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 |

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