



FOR ILLUSTRATION PURPOSES ONLY

## Verve 20

Avalon Facade



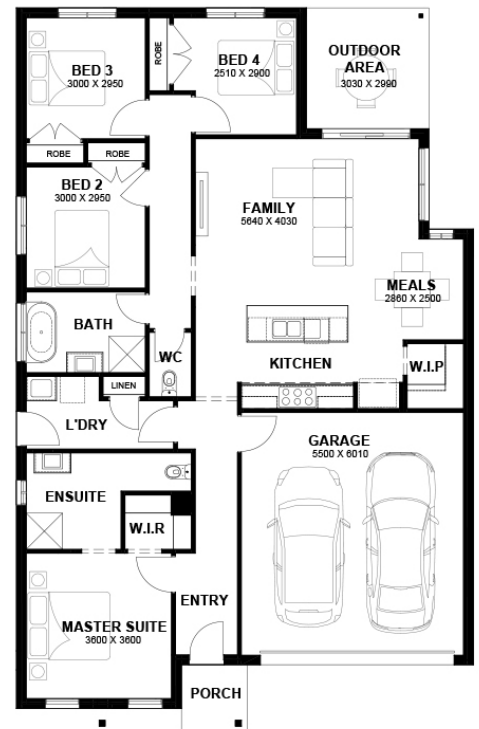
# \$576,166

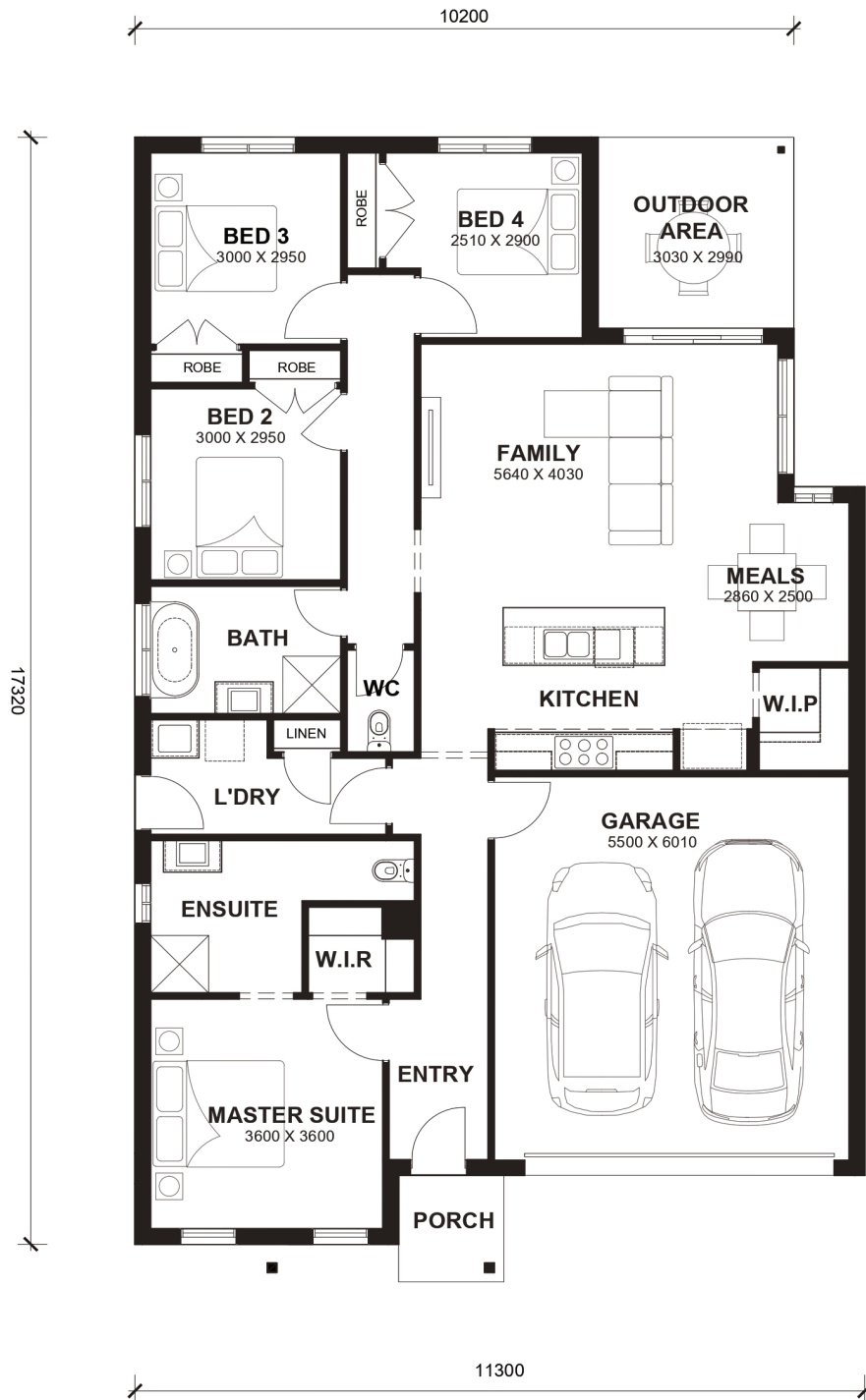
Lot 1315 Hogan Street  
Melton South (Maplewood Estate)

|                                       |                               |
|---------------------------------------|-------------------------------|
| <b>Lot Size:</b> 312.50m <sup>2</sup> | <b>House Size:</b> 20.01sq    |
| <b>Lot Price:</b> \$308,000           | <b>House Price:</b> \$268,166 |

### PACKAGE INCLUSIONS :

- Led Downlights throughout the House
- Double Glazed Windows.
- Site Costs Included (Subject to T&C's).
- Dishwasher
- Reverse Cycle Split System to Family / Meals Area
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- 900mm Freestanding Induction Cooker
- Estimated Titles - Q1 2027
- 20mm Stone Benchtops to Kitchen, Bathroom & Laundry Sink
- 2590mm High Ceilings
- Aston PROMO - \$20K Applied to Total Price (Ends 30/06/2026)
- Glazed Porcelain Tiles to Bathroom, Ensuite and Laundry





## 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  |