



FOR ILLUSTRATION PURPOSES ONLY

**Aspen 22.5**  
Monsanto Facade



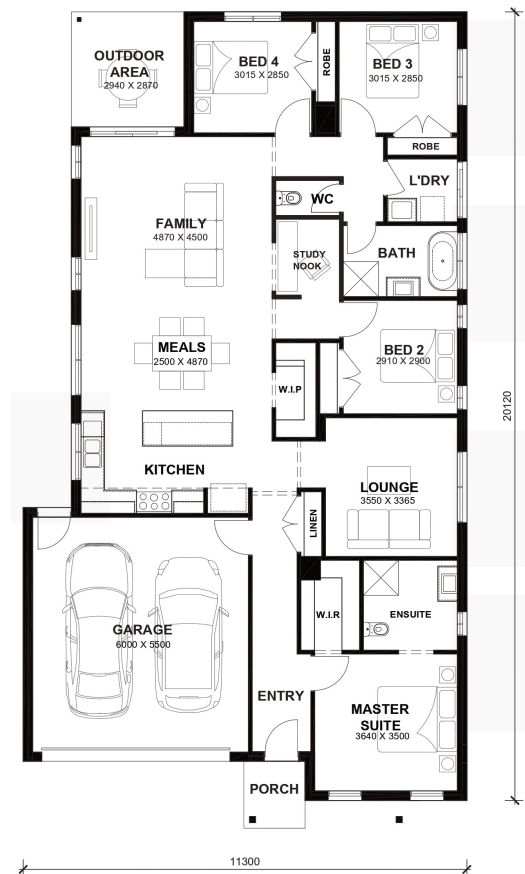
**\$698,777**

Lot 109 Lavish Walk  
Fraser Rise (Prosperity Estate)

<b>Lot Size:</b>	373.50m <sup>2</sup>	<b>House Size:</b>	22.51sq
<b>Lot Price:</b>	\$395,000	<b>House Price:</b>	\$303,777

**PACKAGE INCLUSIONS :**

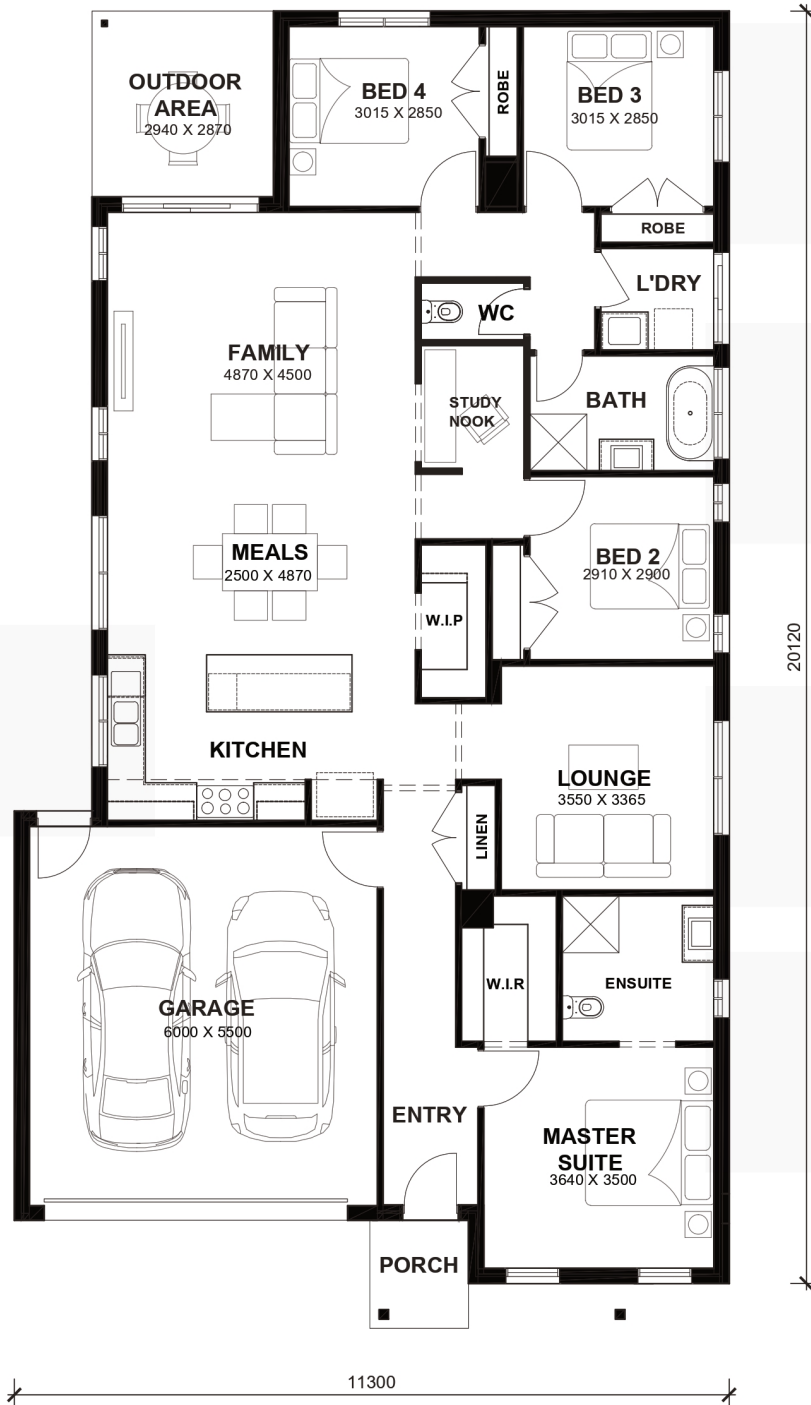
- Led Downlights throughout the House
- Double Glazed Windows.
- Ducted Heating & Evap Cooling throughout house
- Site Costs Included (Subject to T&C's).
- 900mm Appliances to Kitchen
- 10K LAND REBATE APPLIED TO TOTAL PRICE
- Dishwasher
- Laminate Flooring to Living Areas & Carpet to Bedrooms
- TITLED 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
- 3000LT Water Tank
- \$30K Aston Advantage PROMO Applied (Ends 30.06.2026)



# Aspen 22.5



LOT WIDTH 12.5m<sup>+</sup> LOT DEPTH 28m<sup>+</sup>



## TOTAL AREAS

FAMILY	4870mm x 4500mm	BED 4	3015mm x 2850mm	TOTAL	209.14m <sup>2</sup>	22.51sq
MEALS	2500mm x 4870mm	LOUNGE	3550mm x 3365mm			
MASTER SUITE	3640mm x 3500mm	OUTDOOR AREA	2940mm x 2870mm	EXTERIOR LENGTH		20,120
BED 2	2910mm x 2900mm	GARAGE	6000mm x 5500mm	EXTERIOR WIDTH		11,300
BED 3	3015mm x 2850mm					

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